

Greenfield City Council  
November 18, 2020  
211<sup>th</sup> Regular Meeting  
7:00 p.m.  
Webex Conferencing System

To join via computer:

<https://greenfieldma.my.webex.com/greenfieldma.my/j.php?MTID=m2faa1185dd9e7b72c858f9e25c75e996>

To join via phone:

+1-408-418-9388 United States Toll

Access code: 132 923 8034

AGENDA

1. Call to Order -

CHAIRS STATEMENT: This meeting is being recorded and videotaped by the City Council and GCTV-15. If any other persons present are doing the same you must notify the chairperson at this time.

2. Roll Call of Members

3. Pledge of Allegiance (voluntary)

4. Approve the September 10<sup>th</sup> & October 21<sup>st</sup>, 2020, City Council meeting minutes **(Pg. 3)**

5. Communications from Superintendent of Schools and School Committee

6. Communications from Mayor, City Officers and Employees

7. Communications from other City Employees as needed, by invitation

- John Lunt, GCET General Manager
- Kimberly Mew, Assistant Assessor
- Marlo Warner, DPW Director

8. Public Comment

9. Public Hearing(s) and Second Reading(s): **(Pg. 14)**

- FY21 Tax Classification
  - Minimum Residential Factor
  - Residential Exemption
  - Small Commercial Exemption
- Reduce the FY21 General Fund Operating Budget appropriation of \$53,879,442 by the amount of \$370,000; for a revised FY21 Operating Budget Total of \$53,509,442.
- Authorizes increase Fund 1585 Ambulance Revolving Fund Spending limit \$40,000 for a revised spending limit of \$120,000 for the Fiscal Year 2021.
- Appropriate \$32,423 for GCET Fiber & Equipment.
- Appropriate \$42,900 from the General Stabilization Fund for the appraisal of right of ways along Wisdom Way.

10. Motions, Orders, and Resolutions
  - I. FY21 Tax Classification. **(Pg. 15)**
    - Minimum Residential Factor
    - Residential Exemption
    - Small Commercial Exemption
  - II. Reduce the FY21 General Fund Operating Budget appropriation of \$53,879,442 by the amount of \$370,000; for a revised FY21 Operating Budget Total of \$53,509,442. **(Pg. 21)**
  - III. Authorizes increase Fund 1585 Ambulance Revolving Fund Spending limit \$40,000 for a revised spending limit of \$120,000 for the Fiscal Year 2021. **(Pg. 33)**
  - IV. Appropriate \$32,423 from 1627 Bond Premium for GCET Fiber & Equipment. **(Pg. 35)**
  - V. Appropriate \$42,900 from the General Stabilization Fund for the appraisal of right of ways along Wisdom Way. **(Pg. 37)**
  - VI. Zoning amendment Chapter 200: Zoning, Section 7.18: Accessory Dwelling Units; Subsection D: Accessory Dwelling Unit Standards. **(Pg. 45)**
  - VII. Zoning amendment to Chapter 200: Zoning, Section 7.18: Accessory Dwelling Units; Subsection B: Accessory Dwelling Unit, Detached and Sections C1 and C2: Applicability. **(Pg. 49)**
  - VIII. Zoning amendment Chapter 200: Zoning, Section 6.1: Nonconforming Uses; Subsection B: Restoration or Reconstruction, (1) & (2). **(Pg. 56)**
  - IX. Mayor's Appointment – Emily Eash, Planning Board. **(Pg. 60)**
  - X. Mayor's Re-appointments – Kathleen Strub-Richards, Local Cultural Council; Benton Cook, Historical Commission. **(Pg. 64)**
11. Presentation of Petitions and Similar Papers
12. Report of Committees
13. Unfinished Business
14. Old Business
15. New Business
  - First Readings **(Pg. 66)**
    - Appropriate \$6,000,000 for the construction of a new Fire Station.
16. Motions for Reconsideration
17. Adjournment

#### **EXECUTIVE SESSION MAY BE CALLED**

*\*Please note that the list of topics was comprehensive at the time of posting, however, the public body may consider and take action on unforeseen matters not specifically named in this notice. Posted in accordance with M.G.L.c 30A § 18-25.*

GREENFIELD CITY COUNCIL  
Special Meeting Minutes  
September 10, 2020

Webex Conferencing System

5:45 pm

**CALL TO ORDER:** Meeting was called to order at 5:52 p.m. by President Stempel-Rae.

**CHAIRS STATEMENT:** This meeting is being audio recorded and video recorded by the City Council and GCTV-15. If any other persons present are doing the same you must notify the chairperson at this time. It was noted that Jayden Grazick was also recording.

**ROLL CALL OF MEMBERS:** Roll Call was taken. All Councilors present.

**ALSO PRESENT:** Mayor Roxann Wedegartner; City Clerk Kathryn J. Scott; Finance Director/City Auditor/City Accountant Elizabeth Gilman; Library Building Owner Project Manager Daniel Pallotta; Public Safety Building Committee Chairperson Butch Hawkins; Public Safety Building Owner Project Manager Neil Joyce; Fire Chief Robert Strahan; DPW Director Marlo Warner; GCTV-15 staff; Anita Fritz, *the Recorder*; and members of the public.

**MOTION:** On a motion by Councilor Dolan, second by Councilor Guin, it was unanimously, **VOTED:** THAT IT BE ORDERED THAT IT BE ORDERED, THAT THE GREENFIELD CITY COUNCIL WAIVE THE RULES OF PROCEDURE, 8 ORDER AND DISPOSITION OF BUSINESS.

President Stempel-Rae invited Mr. Pallotta to speak on the update of the Library Building Project. Comments included:

- Design development had been completed.
- The Library Construction project was currently on time and on budget.
- Project bids were due by the end of February or beginning of March 2021.

President Stempel-Rae invited Mr. Hawkins, Mayor Wedegartner, Mr. Joyce, and Director Gilman to speak on the update of the Public Safety Building Project. Comments included:

- A project manager and designer had been appointed.
- A subcommittee had been established to determine a temporary location for the Fire Station.
- The property on Riddell Street was no longer a consideration as a proposed site for the Fire Station. Due to the COVID-19 pandemic the City would not be receiving the \$2.5 million designated towards the cleanup of the property.
- The funds that were allocated for the Fire Station construction project in May did not include “soft costs” and funds for the purchase of a temporary location for the fire station.
- A tentative location at Main Street & Coombs Avenue would be considered.
- A temporary Fire Station could be completed by the summer of 2021.
- The City may need to ask the Council for additional funds for the Fire Station construction in October.
- A proposed location for the temporary Fire Station was the City owned parking lot at Hope & Prospect Street.
- The City would request an additional allocation of \$5 million to cover the soft costs and purchase of a temporary location for the Fire Station.

Councilors asked the following questions:

- Would an alternative energy source be available to the Main/Coombs street location in lieu of gas.
- Would the debt increase affect other funding.
- Would other authorized projects be put on hold until the Library and Fire Station projects had begun construction.
- Would it be necessary to build a temporary Fire Station.
- How would you explain to the public who voiced concerns that the City could not afford these projects the need for additional funding.
- How would the City build the temporary Fire Station and how could it be completed on schedule.
- Why did the original appropriation requested by the City not include any additional costs.
- What effect would the request for additional funds have on the tax rate.
- Had the City approached the 2 ½ tax rate.
- Would the proposed location for the temporary Fire Station on Hope & Prospect Street be developed to house a permanent Fire Station.
- Was the City looking into other financial resources to fund the projects.
- Would the Councilor's decision to not allocate these funds have an effect on the contractors who would bid on these projects.
- How soon after a site was chosen for the Fire Station would a more accurate budget be presented.
- Would the City be responsible for the cost of relocating tenants residing on the proposed property.
- Would the City be able to use the funds from the original \$10,000,000 appropriation for the Main & Coombs Street property purchase.
- Were there funds available from the library construction appropriation that could go towards the Fire Station project.

President Stempel-Rae stated that if the Councilors had any further questions on the Library and Fire Station projects to send to the Clerk's office for distribution.

Mayor Wedegartner stated that the Public Safety Building Committee held their first meeting tonight via Webex and she would provide a link of that meeting to the Councilors for their review.

**NEW BUSINESS:** Vice President Wheeler held the following first reading:

- Appropriate \$21,000 from Fund 8402 - Capital Stabilization to repair DPW yard boiler.

**ADJOURNMENT:** On a motion by Councilor Desorgher, second by Councilor Mayo, it was unanimously

**VOTED:** TO ADJOURN THE MEETING AT 8:34 P.M.

A true copy,

Attest: \_\_\_\_\_  
Kathryn J. Scott, City Clerk

GREENFIELD CITY COUNCIL MEMBERS

Webex Conferencing System  
Special Meeting  
September 10, 2020

Attendance

1. Jarvis, Edward	Y					
2. Guin, Daniel	Y					
3. DeSorgher, Virginia	Y					
4. Bottomley, John	Y					
5. Dolan, Timothy	Y					
6. Gilmour, Sheila	Y					
7. Wheeler, Otis	Y					
8. Mayo, Douglas	Y					
9. Hirschfeld, Norman	Y					
10. Elmer, Philip	Y					
11. Forgey, Christine	Y					
12. Ricketts, Penny	Y					
13. Stempel - Rae, Ashley	Y					

GREENFIELD CITY COUNCIL  
Regular Meeting Minutes  
October 21, 2020

Webex Conferencing System

7:00 pm

**CALL TO ORDER:** Meeting was called to order at 7:01 p.m. by President Stempel-Rae.

**CHAIRS STATEMENT:** This meeting is being recorded and videotaped by the City Council and GCTV-15. If any other persons present are doing the same you must notify the chairperson at this time.

**ROLL CALL OF MEMBERS:** Roll Call was taken. All Council members were present.

**ALSO PRESENT:** Mayor Roxann Wedegartner; City Clerk Kathryn J. Scott; Finance Director Elizabeth Gilman; Greenfield School Superintendent Jordana Harper; School Committee Chairperson Amy Proietti; WHAI staff; GCTV-15 staff and members of the public.

The Pledge of Allegiance was held.

**ACCEPTANCE OF MINUTES:** On a motion by Councilor Hirschfeld, second by Councilor Ricketts, it was unanimously,

**VOTED:** TO ACCEPT THE CITY COUNCIL MINUTES OF SEPTEMBER 16, 2020.

**COMMUNICATIONS:**

**SCHOOL SUPERINTENDENT AND SCHOOL COMMITTEE:** Superintendent Jordana Harper and Chairperson Amy Proietti reported the following:

- The School Committee was in the process of reviewing the Governor's newly released budget.
- The School had been rejected for their request of the Chapter 70 State Aid.
- The net impact was significant from that of the Mayor's budget; with a reduction of over \$286,000 dollars.
- The Schools had taken several cost saving measures with the knowledge that the school budget could be reduced.
- The Schools were in negotiations with the Greenfield Education Association.
- The status of the Schools to resume their athletic programs.

Superintendent Harper and Chair Proietti were asked the following questions:

- Was the role of the Remote Plus plan to stagger students between remote and in physical classroom learning.
- Were the tents erected at the school currently being used by teachers and students and how long will they be in service.
- Status to the installment of the heating system in the Green River School.

**MAYOR, CITY OFFICERS AND EMPLOYEES:** Mayor Wedegartner reported the following:

- Early voting had begun at the Clerk's office and the turnout was very high.
- 75.1% of Greenfield residents had answered the 2020 Federal Census.
- Valerie Bird had recently retired as Director of the Health Department. Jennifer Hoffman had taken over as the interim Health Director.
- The Supreme Court decision on French King had come down in favor of the Planning Board's special permit.

- Negotiations were ongoing for the permanent site of the new Fire Station.
- City Clerk Kathryn Scott reported that approximately 45% of Greenfield voters have already cast their ballot.

Mayor Wedegartner was asked the following questions:

- Why was the Department of Public Work's budget cut by about 40%.
- Response to letter received by Attorney Peter Lane in regards to property proposed to the City has a location for the new Fire Station.
- What measures, if any, could be done to move the line at the Clerk's Office for early voting a little faster.

OTHER CITY EMPLOYEES AS NEEDED, BY INVITATION: - None.

**PUBLIC COMMENT:** The following members of the public spoke:

- Pamela Goodwin, High St., spoke to the issues she experienced with early voting.

**PUBLIC HEARINGS:** None

## **MOTIONS, ORDERS, AND RESOLUTIONS**

### **Order no. FY 21-024**

**MOTION:** On a motion by Councilor Bottomley, second by Councilor Mayo, it was by roll call, 13 yes, 0 no,

**VOTED:** THAT IT BE ORDERED THE GREENFIELD CITY COUNCIL HEREBY APPROVES THE ATTACHED STATE ELECTION WARRANT FOR NOVEMBER 3, 2020, AND FURTHER AUTHORIZES THE CITY COUNCIL PRESIDENT TO SIGN SAID WARRANT ON BEHALF OF THE CITY COUNCIL.

## **COMMONWEALTH OF MASSACHUSETTS**

WILLIAM FRANCIS GALVIN

SECRETARY OF THE COMMONWEALTH

### **WARRANT FOR 2020 STATE ELECTION**

**SS.**

To the Constables of the City of Greenfield

### **GREETINGS:**

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city who are qualified to vote in Primaries to vote at:

**Precinct 1 - 9**

**Greenfield High School, Gymnasium**

**21 Barr Avenue**

on **TUESDAY, THE THIRD DAY OF NOVEMBER, 2020**, from 7:00 A.M. TO 8:00 P.M. for the following purpose:

To cast their votes in the State Election for the candidates for the following offices:

ELECTORS OF PRESIDENT AND VICE PRESIDENT .....FOR THESE UNITED STATES  
 SENATOR IN CONGRESS .....FOR THIS COMMONWEALTH  
 REPRESENTATIVE IN CONGRESS .....SECOND DISTRICT  
 COUNCILLOR .....EIGHTH DISTRICT  
 SENATOR IN GENERAL COURT .....HAMPSHIRE, FRANKLIN & WORCHESTER DISTRICT

REPRESENTATIVE IN GENERAL COURT..... FRANKLIN DISTRICT  
REGISTER OF PROBATE .....FRANKLIN COUNTY  
FRANKLIN COUNCIL OF GOVERNMENTS .....FRANKLIN COUNTY

### **QUESTION 1: LAW PROPOSED BY INITIATIVE PETITION**

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives on or before May 5, 2020?

#### **SUMMARY**

This proposed law would require that motor vehicle owners and independent repair facilities be provided with expanded access to mechanical data related to vehicle maintenance and repair.

Starting with model year 2022, the proposed law would require manufacturers of motor vehicles sold in Massachusetts to equip any such vehicles that use telematics systems — systems that collect and wirelessly transmit mechanical data to a remote server — with a standardized open access data platform. Owners of motor vehicles with telematics systems would get access to mechanical data through a mobile device application. With vehicle owner authorization, independent repair facilities (those not affiliated with a manufacturer) and independent dealerships would be able to retrieve mechanical data from, and send commands to, the vehicle for repair, maintenance, and diagnostic testing.

Under the proposed law, manufacturers would not be allowed to require authorization before owners or repair facilities could access mechanical data stored in a motor vehicle’s on-board diagnostic system, except through an authorization process standardized across all makes and models and administered by an entity unaffiliated with the manufacturer.

The proposed law would require the Attorney General to prepare a notice for prospective motor vehicle owners and lessees explaining telematics systems and the proposed law’s requirements concerning access to the vehicle’s mechanical data. Under the proposed law, dealers would have to provide prospective owners with, and prospective owners would have to acknowledge receipt of, the notice before buying or leasing a vehicle. Failure to comply with these notice requirements would subject motor vehicle dealers to sanctions by the applicable licensing authority.

Motor vehicle owners and independent repair facilities could enforce this law through state consumer protection laws and recover civil penalties of the greater of treble damages or \$10,000 per violation.

**A YES VOTE** would provide motor vehicle owners and independent repair facilities with expanded access to wirelessly transmitted mechanical data related to their vehicles’ maintenance and repair.

**A NO VOTE** would make no change in the law governing access to vehicles’ wirelessly transmitted mechanical data.

### **QUESTION 2: LAW PROPOSED BY INITIATIVE PETITION**

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives on or before May 5, 2020?

#### **SUMMARY**

This proposed law would implement a voting system known as “ranked-choice voting,” in which voters rank one or more candidates by order of preference. Ranked-choice voting would be used in primary and general elections for all Massachusetts statewide offices, state legislative offices, federal congressional



offices, and certain other offices beginning in 2022. Ranked-choice voting would not be used in elections for president, county commissioner, or regional district school committee member.

Under the proposed law, votes would be counted in a series of rounds. In the first round, if one candidate received more than 50 percent of the first-place votes, that candidate would be declared the winner and no other rounds would be necessary. If no candidate received more than 50 percent of the first-place votes, then the candidate or candidates who received the fewest first-place votes would be eliminated and, in the next round, each vote for an eliminated candidate would instead be counted toward the next highest-ranked candidate on that voter's ballot. Depending on the number of candidates, additional rounds of counting could occur, with the last-place candidate or candidates in each round being eliminated and the votes for an eliminated candidate going to the voter's next choice out of the remaining candidates. A tie for last place in any round would be broken by comparing the tied candidates' support in earlier rounds. Ultimately, the candidate who was, out of the remaining candidates, the preference of a majority of voters would be declared the winner.

Ranked-choice voting would be used only in races where a single candidate is to be declared the winner and not in races where more than one person is to be elected.

Under the proposed law, if no candidate received more than 50 percent of first-place votes in the first round, the rounds of ballot-counting necessary for ranked-choice voting would be conducted at a central tabulation facility. At the facility, voters' rankings would be entered into a computer, which would then be used to calculate the results of each round of the counting process. The proposed law provides that candidates in a statewide or district election would have at least three days to request a recount.

The Secretary of State would be required to issue regulations to implement the proposed law and conduct a voter education campaign about the ranked-choice voting process. The proposed law would take effect on January 1, 2022.

**A YES VOTE** would create a system of ranked-choice voting in which voters would have the option to rank candidates in order of preference and votes would be counted in rounds, eliminating candidates with the lowest votes until one candidate has received a majority.

**A NO VOTE** would make no change in the laws governing voting and how votes are counted.

### **QUESTION 3**

Shall the City of Greenfield accept sections 3 to 7, inclusive of chapter 44B of the General Laws, as approved by its legislative body, a summary of which appears below?

### **SUMMARY**

Sections 3 to 7 of Chapter 44B of the General Laws of Massachusetts, also known as the Community Preservation Act (Act), establishes a dedicated funding source to enable cities and towns to (1) acquire, create and preserve open space, which includes land for park and recreational uses and the protection of public drinking water well fields, aquifers and recharge areas, wetlands, farm land, forests, marshes, scenic areas, wildlife preserves and other conservation areas, (2) acquire, preserve and restore historic buildings and sites, and (3) create, preserve and restore affordable housing.

In the City of Greenfield, the funding source for these community preservation purposes will be a surcharge of 1% on the annual property tax levy assessed on real property commencing in Fiscal Year 2022 (July 1, 2021 to June 30, 2022). If approved, the following will be exempt from the surcharge: (1)

property owned and occupied as a domicile by any person who qualifies for low income housing or low or moderate income senior housing in Greenfield as defined in Section 2 of said Act; (2) for \$100,000 of the value of each taxable parcel of residential real property; (3) for \$100,000 of the value of each taxable parcel of class three, commercial property, and class four, industrial property as defined in Section 2A of said Chapter 59. A taxpayer receiving a regular property tax abatement or exemption will also receive a pro rata reduction in surcharge.

A Community Preservation Committee will be established by Ordinance to study community preservation resources, possibilities and needs and to make annual recommendations to the Greenfield City Council on spending the funds. Upon recommendation of the Community Preservation Committee, at least 10% of the funds for each fiscal year will be spent or reserved for later spending on each of the Act's three community preservation purposes: (1) open space; (2) historic resources; and (3) affordable housing.

### **In the City of Greenfield**

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting. Given under our hands this 21<sup>st</sup> day of October, 2020.

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City Council President Ashley Stempel  
As authorized by vote of the Greenfield City Council

BY CONSTABLE POSTING

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October 22, 2020

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Constable

### **Order no. FY 21-028**

**MOTION:** On a motion by Councilor Wheeler, second by Councilor Mayo, it was,

**MOVED:** THAT IT BE ORDERED THE CITY COUNCIL, UPON RECOMMENDATION OF MAYOR WEDEGARTNER, ORDERED THAT THE GREENFIELD CITY COUNCIL APPROVE THE PAYMENT OF PRIOR YEAR FY20 INVOICE FOR EQUIFAX IN THE AMOUNT OF \$75.00 TO BE PAID FROM THE FY21 PARKING HUMAN RESOURCES BUDGET.

**DISCUSSION:** Vice President Wheeler reported the Ways & Means Committee forwarded a unanimous positive recommendation.

It was by roll call, 13 yes, 0 no,

**VOTED:** TO APPROVE ORDER NO. FY21-028.

### **Order no. FY 21-033**

**MOTION:** On a motion by Councilor Guin, second by Councilor Forgey, it was,

**MOVED:** THAT IT BE ORDERED THAT THE GREENFIELD CITY COUNCIL, PURSUANT TO CHARTER SECTION 2-10, AFFIRMS THE FOLLOWING APPOINTMENT BY THE MAYOR TO THE BOARD OF HEALTH: ALYSSA VALBONA, FOR THE UNEXPIRED TERM ENDING DECEMBER 31, 2022.

**DISCUSSION:** It was noted that because the order was submitted late, it was not discussed at the Appointments and Ordinances Committee meeting.

It was by roll call, 13 yes, 0 no,  
**VOTED: TO APPROVE ORDER NO. FY21-033.**

**PRESENTATION OF PETITIONS AND SIMILAR PAPERS** None.

**REPORTS OF COMMITTEES**

**COMMUNITY RELATIONS AND EDUCATION COMMITTEE** – None.

**ECONOMIC DEVELOPMENT COMMITTEE** – None.

**APPOINTMENTS AND ORDINANCE COMMITTEE**- Chairperson Guin reported that it was established at the Committee Chairs meeting if anyone had an issues or concerns with a Mayoral appointment to notify the Chairperson, who would get in touch with the Mayor's office to obtain more information before the appointment comes before the subcommittee meeting and later to the full Council.

**WAYS AND MEANS COMMITTEE** – Chairperson Wheeler thanked the Councilors who attended the Ways & Means meeting last night for the discussion on the additional funding requested for the new Fire Station. The vote would be in November or, most likely, December.

Councilor Jarvis reported the following on behalf of the Fire Station Building Committee:

- Architect Dennis Ross received his finalized contract with the City.
- Estimated cost for the temporary Fire Station was \$1.9 million.
- The DPW would be able to perform a good amount of the utility work.
- Once the scope and conceptual drawings were completed, request for proposals could be out by December.
- Eversource announced that they could install poles and drops without charge to the City.
- Because the buildings for the temporary Fire Station were not to be attached, they do not have to be sprinklered per Massachusetts General Law.

Councilor Dolan reported the following on behalf of the Library Building Committee:

- Progress was made in terms of the utilities for the building.
- Vote was taken at the last meeting to pursue LEED (Leadership in Energy and Environments Design) Silver certification. This could aid the library in obtaining grant money from the State.
- Currently the project was on schedule and on budget.

**TREASURER REPORT** None.

**UNFINISHED BUSINESS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** Councilor Wheeler held the following first reading:

- Reduce the FY21 General Fund Operating Budget appropriation of \$53,879,442 by the amount of \$370,000; for a revised FY21 Operating Budget Total of \$53,509,442.
- Authorizes increase Fund 1585 Ambulance Revolving Fund Spending limit \$40,000 for a revised spending limit of \$120,000 for the Fiscal Year 2021.
- Appropriate \$32,423 for GCET Fiber & Equipment.

- Appropriate \$42,900 from the General Stabilization Fund for the appraisal of right of ways along Wisdom Way.

Councilor Dolan held the following notice of zoning amendment proposals:

**The following zoning amendment proposals have been submitted to the Greenfield City Council for consideration:**

- Amend Chapter 200: Zoning, Section 4.2 (C19) Rural Residential (RC) by removing the Tier 1 limitation and amend Section 4.2 (C), RC District, by adding a new number 21 under Subsection C to permit marijuana product manufacturing and marijuana retailer as accessory uses to the use “Marijuana Cultivator pursuant to 7.17”, submitted September 29, 2020, by Jeff Coulson & Emily Seelman.
- Amendments to Chapter 200: Zoning, Section 4.13 Floodplain District (F), submitted October 13, 2020, by the Planning Board.
- Amendments to the Zoning Ordinance relative to Low Impact Development (LID) techniques to include amendment to Section 6.11, driveways and entrances, of the Zoning Ordinance, submitted October 13, 2020, by the Planning Board.

**MOTIONS FOR RECONSIDERATION:** None.

**ADJOURNMENT:** On a motion by Councilor Ricketts, second by Councilor Guin, it was unanimously **VOTED:** TO ADJOURN THE MEETING AT 8:21 P.M.

A true copy,

Attest: \_\_\_\_\_  
Kathryn J. Scott, City Clerk

GREENFIELD CITY COUNCIL MEMBERS

Webex Conference System  
Regular Meeting  
October 21, 2020

	Attendance	FY21-024	FY21-028	FY21-033		
14. Jarvis, Edward	Y	Y	Y	Y		
15. Guin, Daniel	Y	Y	Y	Y		
16. Desorgher, Virginia	Y	Y	Y	Y		
17. Bottomley, John	Y	Y	Y	Y		
18. Dolan, Timothy	Y	Y	Y	Y		
19. Gilmour, Sheila	Y	Y	Y	Y		
20. Wheeler, Otis	Y	Y	Y	Y		
21. Mayo, Douglas	Y	Y	Y	Y		
22. Hirschfeld, Norman	Y	Y	Y	Y		
23. Elmer, Philip	Y	Y	Y	Y		
24. Forgey, Christine	Y	Y	Y	Y		
25. Ricketts, Penny	Y	Y	Y	Y		
26. Stempel-Rae, Ashley	Y	Y	Y	Y		
		13 y 0 no	13 y 0 no	13 y 0 no		

## PUBLIC HEARING

The Greenfield City Council will hold a public hearing on Wednesday, November 18, 2020, at 7:00 pm, at John Zon Community Center, 35 Pleasant St., or via Webex, if required: <https://greenfieldma.my.webex.com/greenfieldma.my/j.php?MTID=m2faa1185dd9e7b72c858f9e25c75e996>, to adopt a residential factor in accordance with the provisions of Massachusetts General Laws, Chapter 58, Section 1A, which shall be used by the Board of Assessors to determine the percentages of the local tax levy to be borne by each class of real and personal property.

The Assessors shall provide all information and data relevant to making such determination and the fiscal effect of the available alternatives.

The hearing is required under Section 56 of Chapter 40, Massachusetts General Laws.

Ashley Stempel-Rae, Greenfield City Council President

## PUBLIC HEARING

In accordance with Home Rule Charter, the Greenfield City Council will hold a public hearing on Wed., November 18, 2020, at 7:00 p.m. at John Zon Community Center, 35 Pleasant St., or via Webex, if required: <https://greenfieldma.my.webex.com/greenfieldma.my/j.php?MTID=m2faa1185dd9e7b72c858f9e25c75e996> to receive public input on the following:

- Reduce the FY21 General Fund Operating Budget appropriation of \$53,879,442 by the amount of \$370,000; for a revised FY21 Operating Budget Total of \$53,509,442.
- Authorizes increase Fund 1585 Ambulance Revolving Fund Spending limit \$40,000 for a revised spending limit of \$120,000 for the Fiscal Year 2021.
- Appropriate \$32,423 for GCET Fiber & Equipment.
- Appropriate \$42,900 from the General Stabilization Fund for the appraisal of right of ways along Wisdom Way.

The City Council may consider the same on Wed., November 18, 2020, at 7:00 p.m. at John Zon Community Center, 35 Pleasant St., or via Webex, if required: <https://greenfieldma.my.webex.com/greenfieldma.my/j.php?MTID=m2faa1185dd9e7b72c858f9e25c75e996>. Materials can be obtained from the City Clerk's Office, 14 Court Sq. from 8:30 a.m.-5:00 p.m., Mon. - Fri. or phone 413-772-1555, x. 6163.

Ashley Stempel-Rae, Greenfield City Council President

## **City Council – Second Reading- November 18, 2020**

- Reduce the FY21 General Fund Operating Budget appropriation of \$53,879,442 by the amount of \$370,000; for a revised FY21 Operating Budget Total of \$53,509,442.
- Authorizes increase Fund 1585 Ambulance Revolving Fund Spending limit \$40,000 for a revised spending limit of \$120,000 for the Fiscal Year 2021.
- Appropriate \$32,423 for GCET Fiber & Equipment.
- Appropriate \$42,900 from the General Stabilization Fund for the appraisal of right of ways along Wisdom Way.

**Order no. FY 21-038A**

***CITY COUNCIL ORDER City of GREENFIELD MASSACHUSETTS***

Councilor \_\_\_\_\_:

Second by Councilor \_\_\_\_\_:

***The City Council,***

***Move that it be ordered,***

That the City Council adopt a Minimum Residential Factor of one (1) resulting in an Equal Tax Rate for all classes of property for the Fiscal Year 2021.

Majority vote required

VOTE:

Explanation of supporting rationale:

**Order no. FY 21-038B**

***CITY COUNCIL ORDER City of GREENFIELD MASSACHUSETTS***

Councilor \_\_\_\_\_:

Second by Councilor \_\_\_\_\_:

***The City Council,***

***Move that it be ordered,***

That the City Council votes that no Residential Exemption be adopted for Fiscal Year 2021.

Majority vote required

VOTE:

Explanation of supporting rationale:

**Order no. FY 21-038C**

***CITY COUNCIL ORDER City of GREENFIELD MASSACHUSETTS***

Councilor \_\_\_\_\_:

Second by Councilor \_\_\_\_\_:

***The City Council,***

***Move that it be ordered,***

That the City Council votes that no Small Commercial Exemption be adopted for Fiscal Year 2021.

Majority vote required

VOTE:

Explanation of supporting rationale:



City of  
**GREENFIELD, MASSACHUSETTS**

**BOARD OF ASSESSORS OFFICE**

**Kimberly A. MacDonald Mew**

**Assistant Assessor**

**Roxann Wedegartner, Mayor**

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Fiscal Year 2021

## Tax Classification Hearing

November 18, 2020

### Greenfield Board of Assessors

Kimberly Mew – Assistant Assessor

Harald M. Scheid – Regional Assessor

Jeffrey T. Reynolds, Jr. – Associate Assessor

Joseph Ruggeri – Assessor

Deanne Letourneau – Assessor



## Introduction

Prior to the mailing of the actual tax bills, the Town Council holds a public hearing to determine the percentage of the City's property tax levy to be borne by each major property class. This responsibility and procedure are described in Chapter 40, Section 56 of the Massachusetts General Laws.

The steps in completing the Classification Hearing are outlined below. Also provided is information about the levy, property assessments, and recommendations made by the Board of Assessors.

## Steps in Setting Tax Rates

### Pre-classification Hearing Steps

Step 1: Determination of the property tax levy	(Budget Process)
Step 2: Determine assessed valuations	(Assessors)
Step 3: Tabulate assessed valuations by class	(Assessors)

### Classification Hearing Steps

Step 4: Classification hearing presentation	(Assessors & Town Council)
Step 5: Determine tax shift options	(Town Council)
Step 6: Voting a tax shift factor	(Town Council)

### Post Classification Hearing Steps

Step 7: Sign the LA-5 Classification Form	(Town Council)
Step 8: Send annual recap to DOR for tax rate approval	(Assessors)
Step 9: Obtain DOR approval of tax rates	(DOR)

## Terminology

The following are definitions of the terms frequently used in the discussion of tax rates.

**Levy:** The tax levy (or levy) is the amount of property taxes to be raised. The levy amount is determined by the budget. The total amount of the approved budget less revenues from other sources like motor vehicle excise, municipal fees, and state aid is the amount to be raised from property taxation.

**Levy Ceiling:** The levy ceiling is 2.5 percent of the full value of the Town. Based on the Greenfield aggregate valuation of \$1,566,527,272, the city cannot levy taxes in excess of \$39,163,182.

**New Growth Revenue:** Property taxes derived from newly taxable properties like new construction, additions, renovations, subdivisions, and personal property. The assessors have tabulated new growth revenues of \$257,343.

**Levy Limit:** Also referred to as the "maximum allowable levy", this is calculated by adding 2.5 percent of the previous year's levy limit plus new growth revenue for the present fiscal year to last year's levy limit. Exceeding the levy limit requires an override of Proposition 2 ½. For Fiscal Year 2021, there are no overrides of Proposition 2 ½.

**Excess Levy Capacity:** Excess levy capacity is the difference between the levy and the levy limit.

## The Fiscal Year 2021 Levy Limit and Amount to be Raised

The following is a calculation of Greenfield's levy limit for fiscal year 2021.

Fiscal year 2020 levy limit	\$34,435,096
Amended FY2020 Growth	0
Levy increase allowed under Prop. 2 ½	885,877
New growth revenue	257,343
FY2021 Overrides	0
FY2021 Debt Exclusions	1,357,500
Fiscal year 2021 levy limit	36,320,973
Levy ceiling	39,163,182
<b>Levy to be raised</b>	<b>34,840,779</b>
<b>Excess levy capacity</b>	<b>592,812</b>

## Valuations by Class Before Tax Shift

<u>Major Property Class</u>	<u>Valuation</u>	<u>Percent</u>	<u>Res vs CIP%</u>
Residential	1,159,112,575	73.9925	73.9925
Commercial	272,880,182	17.4194	
Industrial	40,608,337	2.5923	26.0075
Personal Property	93,926,178	5.9958	
TOTAL	1,566,527,272	100.0000	

## Shifting the Tax Burden

Municipalities with a large commercial/industrial tax base often see fit to shift the tax burden to help maintain lower residential taxes. Given Greenfield's small commercial and industrial base, it would take a very large shift of the tax burden from the residential class to the commercial and industrial class to yield a modest residential tax reduction.

## Board of Assessors Recommendation

The Board of Assessors recommends that the Town Council adopt a single tax rate to be applied to all classes of property in Greenfield.

## Tax Rates

Based on the above shift factors, the Board of Assessors has calculated the following tax rates needed to raise the tax levy:

<u>Property Class</u>	<u>FY2021</u>	<u>FY2020</u>
Residential	22.95	\$22.93
Commercial	22.95	\$22.93
Industrial	22.95	\$22.93
Personal Property	22.95	\$22.93

Note that the FY2020 rate is an estimate only and may change upon Department of Revenue review.

## Tax Impacts

While the relatively modest change in tax rate is encouraging, actual property tax impacts will vary from property to property.

For the residential classes, single family homes have been increased in all residential neighborhoods for FY2021, reflecting the continued strength in the real estate market. Overall, single family residences are increasing in assessments an average of 5.0%. The residential schedule has been increased to reflect the market. The commercial and industrial classes have not been adjusted for FY2021, as market sales in 2018 and 2019 (the required time frame for determining assessed values for FY2021) reveal a stable market as of January 1, 2020.

### Examples of Typical Residential Tax Changes

<u>Residential Class</u>	<u>Average FY20 Value</u>	<u>Avg. Tax</u>	<u>Average FY21 Value</u>	<u>Avg. Tax</u>	<u>Change</u>
Single Family Homes	\$194,490	\$4,464	\$203,876	\$4,464	\$292
2 Family Homes	175,760	4,034	180,361	4,034	241
Condominium Homes	153,084	3,513	154,588	3,513	65
Industrial	526,946	12,093	515,729	12,093	617
Commercial	562,898	12,919	566,133	12,919	313

### **Voting a Tax Shift Factor (proposed motion)**

The Greenfield Town Council votes in accordance with M.G.L., Ch. 40, Sec. 56, as amended, the percentage of local tax levy which will be borne by each class of real and personal property, relative to setting the Fiscal Year 2020 tax rates and set the Residential Factor at 1.0, with a corresponding CIP shift of 1.0, pending approval of the town's annual tax recap by the Massachusetts Department of Revenue.

### **Summary of Assessments (LA4)**

<u>Property Type</u>	<u>Count</u>	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Personal Property</u>
101-Single Family	3,883	791,650,557	-0-	-0-	-0-
102-Condominiums	381	58,897,900	-0-	-0-	-0-
103,109-Misc Res	39	11,163,100	-0-	-0-	-0-
104-Two Family	678	122,285,000	-0-	-0-	-0-
105-Three Family	117	24,173,300	-0-	-0-	-0-
111-125-Apartments	154	102,615,920	-0-	-0-	-0-
130's-Vacant Land	518	15,867,400	-0-	-0-	-0-
012-043-Mixed Use	115	32,459,398	23,606,222	5,023,022	-0-
300-393-Commercial	436	-0-	246,833,981	-0-	-0-
400-452-Industrial	69	-0-	-0-	35,585,315	-0-
500-508-Pers. Prop.	211	-0-	-0-	-0-	93,926,178
600's-Forestry	35	-0-	61,306	-0-	-0-
700's-Agricultural	77	-0-	1,372,737	-0-	-0-
800's-Recreation	37	-0-	1,005,936	-0-	-0-
<b>TOTAL BY CLASS</b>	<b>6,750</b>	<b>1,159,112,575</b>	<b>272,880,182</b>	<b>40,608,337</b>	<b>93,926,178</b>
<b>TOTAL TAXABLE PROPERTIES</b>					<b>1,566,527,272</b>
<b>TOTAL TAX EXEMPT PROPERTIES</b>	<b>468</b>				<b>246,046,086</b>

### **Board of Assessors Additional Recommendations**

The Board of Assessors has no recommendation regarding the Residential Exemption.

The Board of Assessors has no recommendation regarding the Small Commercial Exemption.

***CITY COUNCIL ORDER***  
***CITY OF GREENFIELD***  
***MASSACHUSETTS***

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

***The City Council,***

Upon recommendation of Mayor Wedegartner

**An Order**  
**Reduce FY21 General Fund Operating Budget Appropriation**

Ordered, that:

To reduce the FY21 General Fund Operating Budget appropriation of \$53,879,442 by the amount of \$370,000; for a revised FY21 Operating Budget Total of \$53,509, 442; \$53,109,442 is to be raised an appropriated and \$400,000 transferred from parking meter receipts for fiscal year starting July 1, 2020 and ending June 30, 2021.

The following accounts are to be reduced:

<b>Department</b>	<b>Description</b>	<b>Amount</b>
132 - Reserve Fund	Reserve Fund	(\$25,000)
155 - Technology / MIS	Salaries & Wages	(\$22,000)
197 - Energy	Expenditures	(\$12,000)
213 - Dispatch	Salaries & Wages	(\$50,000)
220 - Fire Dept:	Salaries & Wages	(\$46,000)
220 - Fire Dept:	Expenditures	(\$14,400)
411;422;438;425 - Public Works	Salaries & Wages	(\$103,600)
411;422;438;425 - Public Works	Expenditures	(\$16,600)
191-Central Services	Salaries & Wages	(\$14,100)
191-Central Services	Expenditures	(\$1,000)
192- Central Maintenance	Expenditures	(\$16,300)
491 - Cemetery	Expenditures	(\$13,500)
630 - Recreation	Salaries & Wages	(\$20,500)
912 - Workers Compensation Ins	Workers Compensation Ins	(\$15,000)
<b>TOTAL REDUCTION</b>		<b>(\$370,000)</b>

\*Revised Department Totals are attached.

Majority vote required (7)

VOTE:

Explanation

The purpose of this financial order is to balance the FY21 General Fund operating budget prior to setting the tax rate. The budget is being reduced due to a combination of state aid reductions and increases in state assessments.

Attachments:

1. Revised Department Totals for Reduced Accounts
2. Revised FY21 General Fund Operating Budget
3. Summary of State Aid and Assessment Changes

CITY OF GREENFIELD  
FY21 Budget Reductions with Department Totals

Department	Description	FY21 Appropriated	Reduction Amount	FY21 Revised
132 - Reserve Fund	Reserve Fund	100,000	(25,000)	75,000
155 - Technology / MIS	Salaries & Wages	265,757	(22,000)	243,757
	Expense	285,575	0	285,575
	Total Technology	551,332	-22,000	529,332
191-Central Services	Salaries & Wages	80,235	(14,100)	66,135
	Expenses	211,032	(1,000)	210,032
	Total Central Services	291,267	(15,100)	276,167
192- Central Maintenance	Salaries & Wages	403,165	0	403,165
	Expenses	123,637	(16,300)	107,337
	Total Central Maintenance	526,802	(16,300)	510,502
197 - Energy	Salaries & Wages	93,972	0	93,972
	Expense	724,875	(12,000)	712,875
	Total Energy	818,847	(12,000)	806,847
213 - Dispatch	Salaries & Wages	593,874	(50,000)	543,874
	Expenses	3,800	0	3,800
	Total Dispatch	597,674	(50,000)	547,674
220 - Fire Dept:	Salaries & Wages	2,317,323	(46,000)	2,271,323
	Expenses	239,270	(14,400)	224,870
	Total Fire Dept	2,556,593	(60,400)	2,496,193
411;422;438;425 - Public Works	Salaries & Wages	1,663,485	(103,600)	1,559,885
	Expenses	603,515	(16,600)	586,915
	Total Public Works	2,267,000	(120,200)	2,146,800
491 - Cemetery	Salaries & Wages	0	0	0
	Expenses	13,500	(13,500)	0
	Total Cemetery	13,500	(13,500)	0
630 - Recreation	Salaries & Wages	189,687	(20,500)	169,187
	Expenses	0	0	0
	Total Recreation	189,687	(20,500)	169,187
*912 - Workers Compensation In Expense		383,952	(15,000)	368,952
Grand Total		8,296,654	(370,000)	7,926,654

\*Note: Workers Compensation is a line in "Miscellaneous"

	FY21 Appropriated	Reduction Amount	FY21 Revised
Total Miscellaneous:	14,584,097	(15,000)	14,599,097

**CITY OF GREENFIELD**  
**Revised FY21 General Fund Operating Budget**

	FISCAL YEAR 2021 VOTED	FISCAL YEAR 2021 REVISED	Amount Increase (Decrease)
<b>LEGISLATIVE</b>			
TOWN COUNCIL			
<b>SALARY &amp; WAGES</b>	63,695	63,695	0
<b>EXPENDITURES</b>	10,300	10,300	0
TOTAL TOWN COUNCIL	73,995	73,995	0
<b>TOTAL LEGISLATIVE</b>	73,995	73,995	0
<b>EXECUTIVE</b>			
MAYOR			
<b>SALARY &amp; WAGES</b>	173,299	173,299	0
<b>EXPENDITURES</b>	11,857	11,857	0
TOTAL MAYOR	185,156	185,156	0
EXECUTIVE ADMINISTRATION			
<b>SALARY &amp; WAGES</b>	80,308	80,308	0
<b>EXPENDITURES</b>	800	800	0
TOTAL EXECUT ADMINISTRATION	81,108	81,108	0
ECON. DEVELOP. & MARKET.			
<b>SALARY &amp; WAGES</b>	47,789	47,789	0
<b>EXPENDITURES</b>	15,275	15,275	0
TOTAL ASSIST TO THE MAYOR	63,064	63,064	0
<b>TOTAL EXECUTIVE</b>	329,328	329,328	0
<b>FINANCIAL ADMINISTRATION</b>			
RESERVE FUND	100,000	75,000	(25,000)
ACCOUNTING			
<b>SALARY &amp; WAGES</b>			0



		273,066	273,066	
	<b>EXPENDITURES</b>	138,219	138,219	0
TOTAL ACCOUNTING		411,285	411,285	0
INDEPENDENT TOWN AUDIT		60,000	60,000	0
ASSESSORS				
	<b>SALARY &amp; WAGES</b>	84,404	84,404	0
	<b>EXPENDITURES</b>	109,490	109,490	0
TOTAL ASSESSORS		193,894	193,894	0
TREASURER/COLLECTOR				
	<b>SALARY &amp; WAGES</b>	169,126	169,126	0
	<b>EXPENDITURES</b>	52,020	52,020	0
TOTAL TREASURER/COLL		221,146	221,146	0
	<b>TAX TITLE</b>	60,000	60,000	0
<b>TOTAL FIN ADMIN</b>		1,046,325	1,021,325	(25,000)
<b>OPERATIONS SUPPORT</b>				
LEGAL				
	<b>LABOR LEGAL SVCS</b>	95,000	95,000	0
	<b>TOWN ATTY SVCS</b>	100,000	100,000	0
TOTAL LEGAL		195,000	195,000	0
HUMAN RESOURCES OFFICE				
	<b>SALARY &amp; WAGES</b>	205,230	205,230	0
	<b>EXPENDITURES</b>	23,401	23,401	0
TOTAL HUMAN RESOURCES		228,631	228,631	0
GREENFIELD TECHNOLOGY DEPT				
	<b>SALARY &amp; WAGES</b>	265,757	243,757	(22,000)
	<b>EXPENDITURES</b>	285,575	285,575	0
TOTAL GREENFIELD TECHNOLOGY		551,332	529,332	(22,000)
<b>TOTAL OP SUPP</b>				(22,000)

	974,963	952,963	
<b>LICENSING &amp; REGISTRATION</b>			
TOWN CLERK			
<b>SALARY &amp; WAGES</b>	137,255	137,255	0
<b>EXPENDITURES</b>	13,275	13,275	0
TOTAL TOWN CLERK	150,530	150,530	0
ELECTIONS			
<b>SALARY &amp; WAGES</b>	25,000	25,000	0
<b>EXPENDITURES</b>	7,850	7,850	0
TOTAL ELECTIONS	32,850	32,850	0
BOARD OF REGISTRARS			
<b>SALARY &amp; WAGES</b>	3,500	3,500	0
<b>EXPENDITURES</b>	9,900	9,900	0
TOTAL BOARD OF REGISTRARS	13,400	13,400	0
LICENSING COMMISSION			
<b>SALARY &amp; WAGES</b>	35,014	35,014	0
<b>EXPENDITURES</b>	1,100	1,100	0
TOTAL LICENSING COMMISSION	36,114	36,114	0
<b>TOTAL LIC &amp; REG</b>	232,894	232,894	0
<b>LAND USE &amp; DEVELOPMENT</b>			
CONSERVATION COMM	600	600	0
PLANNING BOARD	600	600	0
ZONING BOARD OF APPEALS	600	600	0
PLANNING & COMM. DEVELOPMENT			
<b>SALARY &amp; WAGES</b>	90,896	90,896	0
<b>EXPENDITURES</b>	21,200	21,200	0
TOTAL PLAN. & COMM. DEVELOP.	112,096	112,096	0
<b>TOTAL LAND USE &amp; DEV</b>			0

	113,896	113,896	
<b>OTHER GENERAL GOVT</b>			
TOTAL TOWN HALL MAINT			
CENTRAL SERVICES			
<b>SALARY &amp; WAGES</b>	80,235	66,135	(14,100)
<b>EXPENDITURES</b>	211,032	210,032	(1,000)
TOTAL CENTRAL SERVICES	291,267	276,167	(15,100)
CENTRAL MAINT			
<b>SALARY &amp; WAGES</b>	403,165	403,165	0
<b>EXPENDITURES</b>	123,637	107,337	(16,300)
TOTAL CENTRAL MAINTENANCE	526,802	510,502	(16,300)
ENERGY DEPT			
<b>SALARY &amp; WAGES</b>	93,972	93,972	0
<b>EXPENDITURES</b>	724,875	712,875	(12,000)
TOTAL ENERGY	818,847	806,847	(12,000)
<b>TOTAL OTHER GENERAL GOV'T</b>	1,636,916	1,593,516	(43,400)
<b>PUBLIC SAFETY</b>			
POLICE			
<b>SALARY &amp; WAGES</b>	3,345,140	3,345,140	0
<b>EXPENDITURES</b>	323,588	323,588	0
TOTAL POLICE	3,668,728	3,668,728	0
PARKING ENFORCEMENT			
<b>SALARY &amp; WAGES</b>	81,466	81,466	0
<b>EXPENDITURES</b>	61,500	61,500	0
	142,966	142,966	0
DISPATCH CENTER			
<b>SALARY &amp; WAGES</b>	593,874	543,874	(50,000)
<b>EXPENDITURES</b>	3,800	3,800	0

TOTAL DISPATCH CENTER	597,674	547,674	(50,000)
FIRE			
<b>SALARY &amp; WAGES</b>	2,317,323	2,271,323	(46,000)
<b>EXPENDITURES</b>	239,270	224,870	(14,400)
TOTAL FIRE	2,556,593	2,496,193	(60,400)
BUILDING INSPECTOR			
<b>SALARY &amp; WAGES</b>	160,869	160,869	0
<b>EXPENDITURES</b>	9,400	9,400	0
TOTAL BUILDING INSPECTOR	170,269	170,269	0
PLUMBING & WIRE INSPECTIONS	95,091	95,091	0
SEALER OF WGHTS & MSRS	10,000	10,000	0
ANIMAL INSPECTOR	3,000	3,000	0
EMERGENCY MANAGEMENT			
<b>SALARY &amp; WAGES</b>	5,500	5,500	0
<b>EXPENDITURES</b>	13,985	13,985	0
TOTAL CIVIL DEFENSE	19,485	19,485	0
ANIMAL CONTROL OFFICE			
<b>SALARY &amp; WAGES</b>	25,467	25,467	0
<b>EXPENDITURES</b>	1,350	1,350	0
TOTAL ANIMAL CONTROL	26,817	26,817	0
<b>TOTAL PUBLIC SAFETY</b>	7,290,623	7,180,223	(110,400)
<b>EDUCATION</b>			
GREENFIELD PUBLIC SCHOOLS	19,671,080	19,671,080	0
FRANKLIN TECH	1,191,236	1,191,236	0
SMITH VOCATIONAL	36,649	36,649	0

TOTAL REGIONAL SCHOOLS	1,227,885	1,227,885	0
<b>TOTAL EDUCATION</b>	<b>20,898,965</b>	<b>20,898,965</b>	<b>0</b>
<b>PUBLIC WORKS</b>			
OPERATING BUDGET			
<b>SALARY &amp; WAGES</b>	1,663,485	1,559,885	(103,600)
<b>EXPENDITURES</b>	603,515	586,915	(16,600)
TOTAL OPERATING BUDGET	2,267,000	2,146,800	(120,200)
SNOW & ICE REMOVAL			
<b>SALARY &amp; WAGES</b>	76,000	76,000	0
<b>EXPENDITURES</b>	141,800	141,800	0
TOTAL SNOW REMOVAL	217,800	217,800	0
<b>TOTAL PUBLIC WORKS</b>	<b>2,484,800</b>	<b>2,364,600</b>	<b>(120,200)</b>
<b>OTHER D. P. W. RELATED EXPENSES</b>			
STREET CLEANING	34,650	34,650	0
TRASH DISPOSAL FEES	449,000	449,000	0
CEMETERIES			
<b>SALARY &amp; WAGES</b>	-		0
<b>EXPENDITURES</b>	13,500	-	(13,500)
TOTAL CEMETERIES	13,500	-	(13,500)
<b>TOTAL OTHER D. P. W.</b>	<b>497,150</b>	<b>483,650</b>	<b>(13,500)</b>
<b>HUMAN SERVICES</b>			
HEALTH INSPECTION SERVICE			
<b>SALARY &amp; WAGES</b>	189,199	189,199	0
<b>EXPENDITURES</b>	15,848	15,848	0
TOTAL HEALTH INSPECTION SERVICE	205,047	205,047	0
COUNCIL ON AGING			
<b>SALARY &amp; WAGES</b>			0

	144,200	144,200	
<b>EXPENDITURES</b>	4,200	4,200	0
TOTAL COUNCIL ON AGING	148,400	148,400	0
VETERANS' SERVICES			
<b>SALARY &amp; WAGES</b>	220,854	220,854	0
<b>EXPENDITURES</b>	329,950	329,950	0
TOTAL VETERANS' SVCS	550,804	550,804	0
DOMESTIC VIOLENCE PREV	800	800	0
HUMAN RIGHTS COMM	300	300	0
DISABILITY ACCESS COMM	300	300	0
YOUTH COMMISSION	1,500	1,500	0
<b>TOTAL HUMAN SERVICES</b>	907,151	907,151	0
<b>CULTURE &amp; RECREATION</b>			
LIBRARY			
<b>SALARY &amp; WAGES</b>	557,296	557,296	0
<b>EXPENDITURES</b>	122,500	122,500	0
TOTAL LIBRARY	679,796	679,796	0
RECREATION			
<b>SALARY &amp; WAGES</b>	189,687	169,187	(20,500)
<b>EXPENDITURES</b>	-		0
TOTAL RECREATION	189,687	169,187	(20,500)
HISTORICAL COMMISSION	1,100	1,100	0
<b>TOTAL CULTURE &amp; REC</b>	870,583	850,083	(20,500)
<b>DEBT SERVICE</b>			
BONDED DEBT PRINCIPAL	1,383,000	1,383,000	0

BONDED DEBT INTEREST	539,756	539,756	0
SHORT TERM INTEREST	15,000	15,000	0
<b>TOTAL DEBT SERVICE</b>	<b>1,937,756</b>	<b>1,937,756</b>	<b>0</b>
<b>MISCELLANEOUS</b>			
FRCOG CORE ASSESSMENTS	99,690	99,690	0
CONTRIBUTORY RETIREMENT	4,916,025	4,916,025	0
NON-CONTRIBUTORY RETIRE	-		
WORKER'S COMPENSATION	383,952	368,952	(15,000)
UNEMPLOYMENT COMP	120,000	120,000	0
EMPLOYEES' HEALTH INS	7,969,272	7,969,272	0
EMPLOYEES' LIFE INS	116,790	116,790	0
MEDICARE MATCH	480,000	480,000	0
LIABILITY INSURANCES	498,368	498,368	0
<b>TOTAL MISCELLANEOUS</b>	<b>14,584,097</b>	<b>14,569,097</b>	<b>(15,000)</b>
<b>TOTAL OPERATING</b>	<b>53,879,442</b>	<b>53,509,442</b>	<b>(370,000)</b>
<b>TRANSFER FROM PARKING METER</b>	<b>400,000</b>	<b>400,000</b>	
<b>RAISE AND APPROPRIATE</b>	<b>53,479,442</b>	<b>53,109,442</b>	

FY21 Cherry Sheet Estimates				
Greenfield				
<b>RECEIPTS</b>				
	<b>FY20</b>	<b>FY21</b>	<b>Revised</b>	<b>Increase</b>
<b>PROGRAM</b>	<b>Cherry Sheet</b>	<b>Gov Budget</b>	<b>FY21</b>	<b>(Decrease)</b>
Education Receipts:				
Chapter 70	13,611,355	13,998,487	13,901,358	(97,129)
School Transportation	0	0		0
Charter Tuition Reimbursement	202,003	272,962	251,762	(21,200)
Smart Growth School Reimbursement	0	0		0
<b>Total Education</b>	<b>13,813,358</b>	<b>14,271,449</b>	<b>14,153,120</b>	<b>(118,329)</b>
General Government:				
Unrestricted Gen Gov't Aid	3,371,242	3,465,637	3,371,242	(94,395)
Local Share of Racing Taxes	0	0		0
Regional Public Libraries	0	0		0
Veterans Benefits	291,338	201,424	201,424	0
Exemp: VBS and Elderly	95,753	96,096	96,096	0
State Owned Land	29,835	29,676	29,676	0
<b>Total General Government</b>	<b>3,788,168</b>	<b>3,792,833</b>	<b>3,698,438</b>	<b>(94,395)</b>
<b>Total Estimated Receipts:</b>	<b>18,202,833</b>	<b>18,064,282</b>	<b>17,851,558</b>	<b>(212,724)</b>
<b>ASSESSMENTS</b>				
	<b>FY20</b>	<b>FY21</b>	<b>Revised</b>	<b>Increase</b>
<b>PROGRAM</b>	<b>Cherry Sheet</b>	<b>Gov Budget</b>	<b>FY21</b>	<b>(Decrease)</b>
County Assessments:				
County Tax	0	0		0
Suffolk County Retirement	0	0		0
Sub-Total, County Assessments:	0	0		0
State Assessments and Charges:				
Retired Employees Health Insurance	0	0		0
Retired Teachers Health Insurance	0	0		0
Mosquito Control Projects	0	0		0
Air Pollution Districts	4,441	4,505	4,505	0
Metropolitan Area Planning Council	0	0		0
Old Colony Planning Council	0	0		0
RMV Non-Renewal Surcharge	41,900	44,640	44,640	0
Sub-Total, State Assessments:	46,341	49,145	49,145	0
Transportation Authorities:				
MBTA	0	0		0
Boston Metro. Transit District	0	0		0
Regional Transit	192,644	203,181	203,181	0
Sub-Total, Transp Authorities:	192,644	203,181	203,181	0
Annual Charges Against Receipts:				
Multi-Year Repayment Program	0	0		0
Special Education	2,118	4,742	5,026	284
STRAP Repayments	0	0		0
Sub-Total, Annual Charges:	2,118	4,742	5,026	284
Tuition Assessments:				
School Choice Sending Tuition	2,615,310	2,330,593	2,459,280	128,687
Charter School Sending Tuition	1,327,940	1,425,171	1,465,132	39,961
Sub-Total, Tuition Assessments:	3,943,250	3,755,764	3,924,412	168,648
<b>Total All Estimated Charges:</b>	<b>4,184,353</b>	<b>4,012,832</b>	<b>4,181,764</b>	<b>168,932</b>
		<b>NET EFFECT</b>		<b>381,656</b>
		*Enterprise Deficit Less:		<b>(11,737)</b>
		<b>NET EFFECT REVISED</b>		<b>369,919</b>
* Estimated at \$300,000; actual \$288,263				



***CITY COUNCIL ORDER***

***City of GREENFIELD***

**MASSACHUSETTS**

Councilor \_\_\_\_\_:

Second by Councilor \_\_\_\_\_:

***The City Council,***

Upon recommendation of Mayor Wedegartner

**An Order**

**To Increase the Ambulance Revolving Spending Limit**

Ordered, that:

The City Council authorizes increasing Fund 1585 Ambulance Revolving Fund Spending limit \$40,000 for a revised spending limit of \$120,000 for the Fiscal Year 2021 in accordance with M.G.L. Chapter 44, Section 53 E-1/2.

Receipts received but not expended in Fiscal Year 2021 shall be carried over to Fiscal Year 2022.

No further appropriation shall be made in excess of the balance of the fund nor shall total expenditures for the fiscal year exceed the annual spending limit of \$120,000.

Majority vote required

VOTE:

Explanation of supporting rationale:

This increase to the spending limit assists with part of the reduction in the FY21 Fire Department General Fund budget. More Overtime related to the Ambulance will be charged to the Ambulance Revolving Fund.

In May, City Council voted an amount of \$80,000 (attached) for the Ambulance Revolving Fund.

Attachment

1). Revolving Fund Chart as voted at the annual budget meeting in May 2020.

**REVENUE FROM REVOLVING FUNDS - M.G.L. CH 44, SEC. 53E½**

Fund	REVOLVING FUND	AUTHORIZED TO SPEND	REVENUE SOURCE	USE OF FUND	FY21 SPENDING LIMIT	DISPOSITION OF FUND BALANCE
1550	Dog Licensing	City Clerk & Health Dept	Dog Licenses	Offset Expenses for the Care & Management of Dogs and animal control	7,500	\$5,000 Avail, Balance Closed to GF
1553	Building Permits	Building Department	Building Department Permit Fees	Building Department Expenses	20,000	Balance Closed to GF
1554	Rents/Tax Possessions	Finance	Rents collected from Foreclosed Properties	Maintenance and other costs associated with Foreclosed Properties	15,000	Balance Available for Expenditure
1555	Ordinance Enforcement	City Clerk	Fines Issued for Ordinance Violations	Enforcement of City Ordinances	1,500	Balance Closed to GF
1556	Library Fines	Library Director	Library Fines & Reimbursements for Lost Items, Fees	Purchase of Materials & Supplies	20,000	Balance Available for Expenditure
1558	Council on Aging/ Senior Center	Council on Aging & Director	Fees, Revenues & Donations Generated from Council on Aging Activities	Offset Expenses of Council on Aging Programs & Activities	15,000	Balance Available for Expenditure
1561	Burial Permits	Health Department, DPW Cemetery Commission	Burial Permits Fees, Cemetery Fees	Health Department Expenses, Cemetery Expenses	10,000	Balance Available for Expenditure
1562	Health Permits	Health Department	Health Department Permit Fees	Health Department Permit Expenses	25,000	Balance Closed to General Fund
1563	Nursing Services	Health Department	Fees, Revenues Generated by Nursing Services	Nursing Services Expenses	10,000	Balance Available for Expenditure
1571	Police Property Sales	Police Chief	Sales of Property Held, Confiscated or Forfeited to the Police Department	Police Department Expenses	5,000	Balance Available for Expenditure
1580	Fire Prevention	Fire Chief	Fire Department Non-General Fund Permits	Offset Expenses of Fire Prevention Activities & Emergency Response	40,000	Balance Available for Expenditure
1585	Ambulance Services	Fire Chief	Ambulance Transports	Offset Expenses of Ambulance Service	85,000	Balance Available for Expenditure
1590	Transfer Station	Public Works	Fees Generated from the Transfer Station Operation	Transfer Station Expenses & Waste Disposal	215,000	Balance Closed to GF
1595	Signage	Public Works	Fees Generated from creation of signs for other Municipalities	Purchase of Materials & Supplies	20,000	Balance Available for Expenditure

**Aggregate Amount of All Revolving Funds Authorized for Expenditure** **\$489,000**

***CITY COUNCIL ORDER***  
***CITY OF GREENFIELD***  
**MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

***The City Council,***

Upon recommendation of Mayor Wedegartner

**An Order**  
**Appropriate \$32,423 for GCET Fiber & Equipment**

Ordered, that:

The sum of \$32,423 be transferred from 1627 Bond Premium for fiber and build-out equipment for the GCET Enterprise fund.

2/3 vote required (9)  
VOTE:

**Rationale:**

**Ban Premium received as a result of September 2020 GCET Ban renewal.  
Bond / BAN Premium may only be utilized for Capital or Debt Payment.**

**Attachments:**

**Ban premium information**

**City of Greenfield**

\$4,903,820-Broadband Note

Dated: October 1, 2020



**Sources & Uses**

Dated 10/01/2020 | Delivered 10/01/2020

**Sources Of Funds**

Par Amount of Bonds	\$4,903,820.00
Reoffering Premium	51,244.92

**Total Sources** \$4,955,064.92

**Uses Of Funds**

Total Underwriter's Discount (0.038%)	1,863.45
Costs of Issuance	15,960.00
<b>NET PREMIUM:</b>	<b>33,421.47</b>
Rounding Amount	4,937,241.47

**Total Uses** \$4,955,064.92

Less Legal (998) ←  
Paul Murphy & Co  
Net premium \* 32,423.47

***CITY COUNCIL ORDER***  
***CITY of GREENFIELD***  
**MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

***The City Council,***

Upon recommendation of Mayor Wedegartner

**An Order**  
**To Appropriate \$42,900**

Ordered, that:

The Sum of \$42,900 to be appropriated from the General Stabilization Fund for the appraisal of right of ways along Wisdom Way.

2/3 vote required (9)

General Stabilization Balance: \$1,680,944

---

Explanation of supporting rationale:

Attachment:

1. Memo from Director Warner
2. Quotes for appraisal



William F. Martin  
Mayor

City of  
**GREENFIELD, MASSACHUSETTS**

**Department of Public Works**


**Marlo M. Warner II**  
**Director of Public Works**

189 Wells Street • Greenfield, MA 01301

Phone 413-772-1528

marlo.warner@greenfield-ma.gov • www.greenfield-ma.gov

**MEMO**

To: City Council  
From: Marlo Warner   
Date: September 29, 2020  
RE: Wisdom Way Appraisal Funding


Dear City Council,

I would like to request the sum of \$ 42,900.00 for the appraisals and review of said appraisals for the properties along Wisdom Way and River Street, so that the city can obtain temporary and permanent easements for construction. The city is responsible for the cost of the appraisals and acquisition of the easements. The process of obtaining the easements will be the final step for the project to proceed. Please find attached the estimates with addresses.

The project is at 100% design and approved by Mass Dot. Recently the project was moved to FY21 from FY24 by the Transportation Planning Organization on the Transportation Improvement Plan with it going out to bid next summer.

Currently the project is programmed to be 3.7 million dollars. The city has appropriated \$284,340.00 for engineering and design costs to date.

Thank you for your consideration in advance.

  
*The City of Greenfield is an Affirmative Action/Equal Opportunity Employer,  
A designated Green Community and a recipient of the "Leading by Example" Award*

# O'Connor Real Estate Associates, Inc.

*Real Estate Appraisals - Consultation - Market Analysis*

September 28, 2020

Mr. Alan J. Twarog, MCPPO  
Engineering Superintendent  
Town of Greenfield  
189 Wells Street  
Greenfield, MA 01301

RE: *Appraisal Services – Wisdom Way Reconstruction Project*

Dear Mr. Twarog:

In response to your request I am pleased to submit the following proposal to provide professional real estate appraisal services.

## SCOPE OF SERVICE

Based on information which you have forwarded to date it is my understanding that the Town of Greenfield is seeking to commission appraisals pertaining to the following properties:

Property No.	Owner	Address	Parcel No.
1	Franklin County Agricultural Society	85 Wisdom Way	PE-1, TE-1
2	Franklin County Agricultural Society	Petty Plain Road	PE-2, TE-2
3	Kuznik Trust	81-83 Wisdom Way	PUE-1, TE-3
4	Lindsay Barnard O'Neil	76 Wisdom Way	TE-4
5	Breakaway Real Estate LLC	51 River Street	TE-5
6	Green River Cemetery Association	56 Wisdom Way	1T, PUE-2, TE-6B, 2T, TE-6A, TE-6C
7	Rebecca Smith	31 River Street	PE-3, PE-4, TE-7, TE-8
8	John & Gloria Middleton	25 River Street	PE-5, TE-9
9	Real Estate Property Mgmt	13 River Street	PE-6, TE-10
10	Donald W. Miller	9 River Street	PE-7, TE-11
11	Brendan E. Tubbs	8 River Street	TE-12
12	Barry T. McColgan & Nancy Uchman	6 River Street	TE-13

The need for these appraisals is generated by planned improvements to Wisdom Way and River Street, with the need for fee acquisitions, temporary and permanent easements related to construction thereof. I propose to undertake appraisals of each property report, the purpose of which shall be to develop opinions as to the loss in value resulting from the proposed construction related acquisitions. The results of each appraisal will be submitted in a report prepared in compliance with the *Uniform Standards of Professional Appraisal Practice*. All reports will be submitted in PDF format.

**TO BE FURNISHED**

All pertinent information available from your files including detailed mapping pertaining to the proposed acquisitions and subject properties. In addition, contact information for each of the owners should be provided.

**TIME OF PERFORMANCE**

This appraisal project will be initiated immediately upon receipt of "Notice to Proceed". The completed report will be submitted within 21-45 days of receipt of enclosed "Notice to Proceed".

**COMPENSATION**

The fee for providing these services shall be as follows:

Property No.	Owner	Appraisal Fee
1	Franklin County Agricultural Society	\$2,975.00
2	Franklin County Agricultural Society	\$2,975.00
3	Kuznik Trust	\$2,475.00
4	Lindsay Barnard O'Neil	\$2,475.00
5	Breakaway Real Estate LLC	\$2,475.00
6	Green River Cemetery Association	\$2,975.00
7	Rebecca Smith	\$2,475.00
8	John & Gloria Middleton	\$2,475.00
9	Real Estate Property Mgmt	\$2,475.00
10	Donald W. Miller	\$2,475.00
11	Brendan E. Tubbs	\$2,475.00
12	Barry T. McColgan & Nancy Uchman	\$2,475.00

These fees pertain only to the services outlined herein with compensation for any additional services requested by the client negotiated at a later date. It should also be noted that the fees quoted are based on awarding a contract for all appraisals simultaneously and that no less than eight of the appraisals will be awarded.

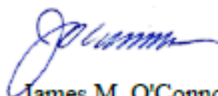
**METHOD OF PAYMENT**

Fees shall be due and payable upon submission of the completed reports.

I thank you for the opportunity to submit this proposal. If any clarification is desired, please contact me.

Respectfully submitted,

O'CONNOR REAL ESTATE ASSOCIATES, INC.



James M. O'Connor, MAI  
Vice President

O'CONNOR REAL ESTATE ASSOCIATES, INC.



PROPERTY:     Wisdom Way Project  
                  Town of Greenfield, MA

**NOTICE TO PROCEED**

THE PROPOSAL TO PROVIDE PROFESSIONAL REAL ESTATE APPRAISAL SERVICES FOR THE ABOVE-CAPTIONED PROPERTIES DATED SEPTEMBER 28, 2020 AND SUBMITTED BY THE FIRM OF O'CONNOR REAL ESTATE ASSOCIATES, INC. IS ACCEPTED.

O'CONNOR REAL ESTATE ASSOCIATES, INC. IS HEREBY AUTHORIZED TO PROCEED WITH THE SCOPE OF SERVICES OUTLINED IN THIS PROPOSAL.

Client:\_\_\_\_\_

By:\_\_\_\_\_

Date:\_\_\_\_\_

O'CONNOR REAL ESTATE ASSOCIATES, INC.

# O'Connor Real Estate Associates, Inc.

*Real Estate Appraisals - Consultation - Market Analysis*

September 28, 2020

Mr. Alan J. Twarog, MCPPO  
Engineering Superintendent  
Town of Greenfield  
189 Wells Street  
Greenfield, MA 01301

RE: *Review Appraisal Services – Wisdom Way Reconstruction Project*

Dear Mr. Twarog:

In response to your request I am pleased to submit the following proposal to provide professional real estate appraisal services.

## SCOPE OF SERVICE

Based on information which you have forwarded to date it is my understanding that the Town of Greenfield is seeking to commission appraisals pertaining to the following properties:

Property No.	Owner	Address	Parcel No.
1	Franklin County Agricultural Society	85 Wisdom Way	PE-1, TE-1
2	Franklin County Agricultural Society	Petty Plain Road	PE-2, TE-2
3	Kuznik Trust	81-83 Wisdom Way	PUE-1, TE-3
4	Lindsay Barnard O'Neil	76 Wisdom Way	TE-4
5	Breakaway Real Estate LLC	51 River Street	TE-5
6	Green River Cemetery Association	56 Wisdom Way	1T, PUE-2, TE-6B, 2T, TE-6A, TE-6C
7	Rebecca Smith	31 River Street	PE-3, PE-4, TE-7, TE-8
8	John & Gloria Middleton	25 River Street	PE-5, TE-9
9	Real Estate Property Mgmt	13 River Street	PE-6, TE-10
10	Donald W. Miller	9 River Street	PE-7, TE-11
11	Brendan E. Tubbs	8 River Street	TE-12
12	Barry T. McColgan & Nancy Uchman	6 River Street	TE-13

The need for these appraisals is generated by planned improvements to Wisdom Way and River Street, with the need for fee acquisitions, temporary and permanent easements related to construction thereof. I propose to undertake a review of each appraisal report, the purpose of which shall be to assess compliance with applicable specifications and evaluate the credibility of the reports and conclusions reached therein. The results of the review will be submitted in a report prepared in compliance with the *Uniform Standards of Professional Appraisal Practice*. All reports will be submitted in PDF format.

**TIME OF PERFORMANCE**

This completed review reports will be submitted within 3-5 days of receipt of the appraisal reports.

**COMPENSATION**

The fee for providing these services shall be as follows:

Property No.	Owner	Review Fee
1	Franklin County Agricultural Society	\$975.00
2	Franklin County Agricultural Society	\$975.00
3	Kuznik Trust	\$975.00
4	Lindsay Barnard O'Neil	\$975.00
5	Breakaway Real Estate LLC	\$975.00
6	Green River Cemetery Association	\$975.00
7	Rebecca Smith	\$975.00
8	John & Gloria Middleton	\$975.00
9	Real Estate Property Mgmt	\$975.00
10	Donald W. Miller	\$975.00
11	Brendan E. Tubbs	\$975.00
12	Barry T. McColgan & Nancy Uchman	\$975.00

These fees pertain only to the services outlined herein with compensation for any additional services requested by the client negotiated at a later date. It should also be noted that the fees quoted are based on awarding appraisal and review contracts simultaneously to O'Connor Real Estate Associates, Inc.

**METHOD OF PAYMENT**

The fee shall be due and payable upon submission of the completed reports.

I thank you for the opportunity to submit this proposal. If any clarification is desired, please contact me.

Respectfully submitted,

O'CONNOR REAL ESTATE ASSOCIATES, INC.



Robert J. O'Connor, MAI  
President

RJOC/bld  
Enclosure

O'CONNOR REAL ESTATE ASSOCIATES, INC.

PROPERTY:     Wisdom Way Project  
                  Town of Greenfield, MA

**NOTICE TO PROCEED**

THE PROPOSAL TO PROVIDE PROFESSIONAL REAL ESTATE APPRAISAL  
REVIEW SERVICES FOR THE ABOVE-CAPTIONED PROPERTIES DATED  
SEPTEMBER 28, 2020 AND SUBMITTED BY THE FIRM OF O'CONNOR REAL  
ESTATE ASSOCIATES, INC. IS ACCEPTED.

O'CONNOR REAL ESTATE ASSOCIATES, INC. IS HEREBY AUTHORIZED TO  
PROCEED WITH THE SCOPE OF SERVICES OUTLINED IN THIS PROPOSAL.

Client:\_\_\_\_\_

By:\_\_\_\_\_

Date:\_\_\_\_\_

O'CONNOR REAL ESTATE ASSOCIATES, INC.

---

**CITY COUNCIL ORDER**  
**City of GREENFIELD**  
**MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

*The City Council,*

*Moved that it be ordered,*

THAT THE CITY COUNCIL OF GREENFIELD AMEND ZONING ORDINANCE, CHAPTER 200, SECTION 7.18: ACCESSORY DWELLING UNITS; SUBSECTION D: ACCESSORY DWELLING UNIT STANDARDS, BY INSERTING NEW SUBSECTION (14) AS FOLLOWS:

~ 200-7.18. Accessory Dwelling Units

D. Accessory Dwelling Unit Standards.

- (14) *No accessory dwelling unit shall be held in separate ownership from the principal structure or dwelling unit. If ownership is later divided under Massachusetts Condominium Law, all units of the condominium must be owner-occupied.*

AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

Two/Thirds (2/3) Vote Required (9)

Vote:

Explanation of supporting rationale:

Explanation of Proposed Amendment

The purpose of this proposed zoning amendment is to close the loophole under Massachusetts condominium law to ensure that the primary residence and accessory dwelling unit are owner-occupied and not rented out.



Roxann Wedegartner  
Mayor

City of  
**GREENFIELD, MASSACHUSETTS**

**PLANNING AND DEVELOPMENT**

**PLANNING BOARD**

City Hall • 14 Court Square • Greenfield, MA 01301  
Phone 413-772-1549 • [eric.twarog@greenfield-ma.gov](mailto:eric.twarog@greenfield-ma.gov) • [www.greenfield-ma.gov](http://www.greenfield-ma.gov)

**TO:** Ashli Stempel, City Council President  
Members of the Greenfield City Council

**FROM:** Charles Roberts, Chairman, Planning Board

**DATE:** August 24, 2020

**RE:** Planning Board Initiation of Proposed Amendments to Sections 200-4.13.  
Floodplain District (F); and 200-7.18. Accessory Dwelling Units of the Zoning  
Ordinance

---


At its August 20, 2020 meeting, the Planning Board, after careful consideration and deliberation, took the following votes to initiate the two attached proposed zoning amendments:

**MOTION:** Moved by Toulountzis; seconded by Roberts; and voted 4:0:0 to forward the proposed zoning amendments to Sections 200-4.13. Floodplain District (F); to the City Council to initiate the zoning amendment process.

**MOTION:** Moved by Toulountzis; seconded by Roberts; and voted 4:0:0 to forward the proposed zoning amendments to Sections 200-7.18. Accessory Dwelling Units of the Zoning Ordinance to the City Council to initiate the zoning amendment process

Respectfully submitted,  
Charles Roberts  
Chairman, Planning Board

Attachments – Proposed Zoning Amendments



*The City of Greenfield is an Affirmative Action/Equal Opportunity Employer,  
a designated Green Community and a recipient of the "Leading by Example" Award*

---

**PROPOSED ZONING AMENDMENT TO THE GREENFIELD ZONING ORDINANCE**  
**August 12, 2020**

Note: Text with a ~~strike through~~ is text to be deleted, *black italic* text is newly proposed text.

Amend Section 200-7.18 – Accessory dwelling units of the Zoning Ordinance by adding the following language under Subsection D:

**~ 200-7.18. Accessory Dwelling Units**

**D. Accessory Dwelling Unit Standards.**

- (14) *No accessory dwelling unit shall be held in separate ownership from the principal structure or dwelling unit. If ownership is later divided under Massachusetts Condominium Law, all units of the condominium must be owner-occupied.*

**Explanation of Proposed Amendment**

The purpose of this proposed zoning amendment is to close the loophole under Massachusetts condominium law to ensure that the primary residence and accessory dwelling unit are owner-occupied and not rented out.



**Roxann Wedegartner**  
Mayor

City of  
**GREENFIELD, MASSACHUSETTS**

**PLANNING AND DEVELOPMENT**

**PLANNING BOARD**

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Phone 413-772-1549 • [eric.twarog@greenfield-ma.gov](mailto:eric.twarog@greenfield-ma.gov) • [www.greenfield-ma.gov](http://www.greenfield-ma.gov)

**TO:** Ashli Stempel, City Council President  
Members of the Greenfield City Council

**FROM:** Charles Roberts, Chairman, Planning Board

**DATE:** November 3, 2020


**RE:** Planning Board recommendation on the proposed amendment to Section 200-7.18, Accessory dwelling units, of the Zoning Ordinance initiated by the Planning Board.

---

At its October 29, 2020 meeting, the Planning Board, after careful consideration and deliberation, took the following vote relative to the proposed zoning amendment to Section 200-7.18, Accessory Dwelling Units, of the Zoning Ordinance initiated by the Planning Board:

**MOTION:** Moved by Toulountzis, seconded by Pottern, and voted 4:0:1 (Allen abstained) to forward a positive recommendation to the City Council on the proposed amendment to Section 200-7.18, Accessory dwelling units, of the Zoning Ordinance initiated by the Planning Board.

Respectfully submitted,  
Charles Roberts  
Chairman, Planning Board



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a designated Green Community and a recipient of the "Leading by Example" Award*



***CITY COUNCIL ORDER***  
***City of GREENFIELD***  
**MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

*The City Council,*

*Moved that it be ordered,*

THAT THE CITY COUNCIL OF GREENFIELD AMEND THE ZONING ORDINANCE, CHAPTER 200, SECTION 200-7.18, ACCESSORY DWELLING UNIT WITH THE FOLLOWING:

Chapter 200, the zoning ordinance of the city of Greenfield, is hereby further amended in subsection B of section 200-7.18 by adding the following language at the end of the definition of ACCESSORY DWELLING UNIT, DETACHED: "A detached Accessory Dwelling shall be allowed on a lot that contains a minimum of .75 of an acre in total area or larger. "

and further amended in section 200-7.18 by striking subsection C1. and C.2 in its entirety and replacing it with the following language: --

**C.1. An Accessory Dwelling unit, Within, and an Accessory Dwelling Unit, Attached, shall require a site plan review by the Planning Board prior to construction.**

**C.2. An accessory Dwelling Unit, Detached, shall require a special permit review by the Planning Board prior to construction.**

AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

Two/Thirds (2/3) Vote Required (9)

Vote:

Explanation of supporting rationale:

**PETITION FOR AMENDMENT TO THE TOWN OF GREENFIELD ZONING ORDINANCES IN ACCORDANCE  
WITH G.L. c. 40A, § 5**

The undersigned being ten (10) or more registered voters in the Town of Greenfield, hereby petition the Greenfield Town Council, in accordance with G.L. c. 40A, § 5, to amend the Greenfield Zoning Ordinances as follows:  
(Request)

Chapter 200, the zoning ordinance of the city of Greenfield, is hereby further amended in subsection B of section 200-7.18 by adding the following language at the end of the definition of ACCESSORY DWELLING UNIT, DETACHED: "A detached Accessory Dwelling shall be allowed on a lot that contains a minimum of .75 of an acre in total area or larger."

and further amended in section 200-7.18 by striking subsection C1. and C.2 in its entirety and replacing it with the following language: --

**C.1. An Accessory Dwelling unit, Within, and an Accessory Dwelling Unit, Attached, shall require a site plan review by the Planning Board prior to construction.**

**C.2. An accessory Dwelling Unit, Detached, shall require a special permit review by the Planning Board prior to construction.**

	Signature To be made in person)	Residence at time of signing (Street and Number)	Pct.	Residence on January 1 <sup>st</sup> (Street and Number)	Pct.
1	Sandy Thoms	38 Orchard St	5	38 Orchard St	5
2	F Russell Thomas	38 Orchard St	5	38 Orchard St	5
3	<del>Ann Hamilton</del>	10 Silvercrest Ln	3	10 Silvercrest Ln	3
4	Maureen Jackson	2 Chestnut Hill	5	2 Chestnut Hill	5
5	Marlynn Clayton	8 Peabody Ln	5	8 Peabody Ln	5
6	Young Family	8 Peabody Ln	5	8 Peabody Ln	5
7	Gibert Norman	21 Grinnell St	5	21 Grinnell St	5
8	Robert Norman	21 Grinnell St	5	21 Grinnell St	5
9	<del>Robert Norman</del>	2 Chestnut Hill	5	2 Chestnut Hill	5
10	<del>Robert Norman</del>	83 Norwood St	3	83 Norwood St	3
11					
12					
13					
14	Anna L. Morrison	21 Grinnell St	5	21 Grinnell St	5
15					

Ann Hamilton

**CERTIFICATION OF SIGNATURES**

Greenfield

city or town,

month and day

We certify that

(number of names certified - words & numbers)

Above signatures checked are names of qualified voters from this town or city

Registrars of Voters  
Town of Greenfield, Franklin County

2020 AUG 24 AM 8:39  
OFFICE OF THE  
CITY CLERK

The undersigned being ten (10) or more registered voters in the Town of Greenfield, hereby petition the Greenfield Town Council, in accordance with G.L. c. 40A, § 5, to amend the Greenfield Zoning Ordinances as follows:

(Request)

and further amended in section 200-7.18 by striking subsection C1. and C.2 in its entirety and replacing it with the following language: --

**C.2. An accessory Dwelling Unit, Detached, shall require a special permit review by the Planning Board prior to construction.**

2020 AUG 24 AM 8:30  
OFFICE OF THE  
CITY CLERK



**PETITION FOR AMENDMENT TO THE TOWN OF GREENFIELD ZONING ORDINANCES IN ACCORDANCE  
WITH G.L. c. 40A, § 5**

The undersigned being ten (10) or more registered voters in the Town of Greenfield, hereby petition the Greenfield Town Council, in accordance with G.L. c. 40A, § 5, to amend the Greenfield Zoning Ordinances as follows:  
(Request)

Chapter 200, the zoning ordinance of the city of Greenfield, is hereby further amended in subsection B of section 200-7.18 by adding the following language at the end of the definition of ACCESSORY DWELLING UNIT, DETACHED: "A detached Accessory Dwelling shall be allowed on a lot that contains a minimum of .75 of an acre in total area or larger."

and further amended in section 200-7.18 by striking subsection C1. and C.2 in its entirety and replacing it with the following language: -

**C.1. An Accessory Dwelling unit, Within, and an Accessory Dwelling Unit, Attached, shall require a site plan review by the Planning Board prior to construction.**

**C.2. An accessory Dwelling Unit, Detached, shall require a special permit review by the Planning Board prior to construction.**

	Signature To be made in person)	Residence at time of signing (Street and Number)	Pct.	Residence on January 1 <sup>st</sup> (Street and Number)	Pct.
1	Patrick J. Devlin	921 BERNARDSTON	2		
2	Lynne K. Ballard	921 Bernardston Rd.	2		
3	Robert J. Wilcox	40 Newell Pond Rd.	1		
4	Diana Roberts	63 Newell Pond Rd.	1		
5	Marjorie D. Reid	198 Leyden Rd.	1		
6	Bethany Hays	38 Iris Ct.	1		
7	Suzanne K. Blashaw	24-D Elm Terrace	3		
8	Sherry Ouellet	58 Laurel St, A	7		
9	Lynn Brown	83B Fairview St.			
10	James J. Grayot	56 Madison Cir	6		
11	Cecilia K. Kline	46 Madison Cir	6		
12	Phyllis Nahman	46 Madison Cir	6		
13	Dana Tosefski	47 Stevens St	6		
14	Marjanne Snow	182 Briar Way			
15	M. M.	15 OF CHANDLER	5		

**CERTIFICATION OF SIGNATURES**

Greenfield

city or town,

month and day

We certify that

(number of names certified - words & numbers)

Above signatures checked are names of qualified voters from this town or city

Registrars of Voters  
Town of Greenfield, Franklin County

OFFICE OF THE  
CITY CLERK

2020 AUG 24 AM 8:20

GREENFIELD, MASS

**PETITION FOR AMENDMENT TO THE TOWN OF GREENFIELD ZONING ORDINANCES IN ACCORDANCE  
WITH G.L. c. 40A, § 5**

The undersigned being ten (10) or more registered voters in the Town of Greenfield, hereby petition the Greenfield Town Council, in accordance with G.L. c. 40A, § 5, to amend the Greenfield Zoning Ordinances as follows:  
(Request)

Chapter 200, the zoning ordinance of the city of Greenfield, is hereby further amended in subsection B of section 200-7.18 by adding the following language at the end of the definition of ACCESSORY DWELLING UNIT, DETACHED: "A detached Accessory Dwelling shall be allowed on a lot that contains a minimum of .75 of an acre in total area or larger."

and further amended in section 200-7.18 by striking subsection C1. and C.2 in its entirety and replacing it with the following language: --

**C.1. An Accessory Dwelling unit, Within, and an Accessory Dwelling Unit, Attached, shall require a site plan review by the Planning Board prior to construction.**

**C.2. An accessory Dwelling Unit, Detached, shall require a special permit review by the Planning Board prior to construction.**

	Signature To be made in person)	Residence at time of signing (Street and Number)	Pct.	Residence on January 1 <sup>st</sup> (Street and Number)	Pct.
1	Sharon A. Roth	15 Orchard St	5		
2	Margaret Baker	67 Overland Rd	2		
3	Sharon Smith	1012 Bernardston Rd			
4	Marian Baker	67 Overland Rd	2		
5	Justin	97 LEYDEN RD	1		
6	B. Roth	97 LEYDEN RD	1		
7	Cynthia Roth	42 Leyden Rd			
8	Carol Ann G. Roth	32 Lillian St.	2		
9	Cynthia J. Roth	32 Lillian St.	2		
10					
11					
12					
13					
14					
15					

**CERTIFICATION OF SIGNATURES**

Greenfield

city or town,

month and day

We certify that

(number of names certified - words & numbers)

Above signatures checked are names of qualified voters from this town or city

Registrars of Voters  
Town of Greenfield, Franklin County

OFFICE OF THE  
CITY CLERK

2020 AUG 24 AM 8:40

GREENFIELD, MASS



**PETITION FOR AMENDMENT TO THE TOWN OF GREENFIELD ZONING ORDINANCES IN ACCORDANCE  
WITH G.L. c. 40A, § 5**

The undersigned being ten (10) or more registered voters in the Town of Greenfield, hereby petition the Greenfield Town Council, in accordance with G.L. c. 40A, § 5, to amend the Greenfield Zoning Ordinances as follows:  
(Request)

Chapter 200, the zoning ordinance of the city of Greenfield, is hereby further amended in subsection B of section 200-7.18 by adding the following language at the end of the definition of ACCESSORY DWELLING UNIT, DETACHED: "A detached Accessory Dwelling shall be allowed on a lot that contains a minimum of .75 of an acre in total area or larger."

and further amended in section 200-7.18 by striking subsection C1. and C.2 in its entirety and replacing it with the following language: --

**C.1. An Accessory Dwelling unit, Within, and an Accessory Dwelling Unit, Attached, shall require a site plan review by the Planning Board prior to construction.**

**C.2. An accessory Dwelling Unit, Detached, shall require a special permit review by the Planning Board prior to construction.**

	Signature To be made in person)	Residence at time of signing (Street and Number)	Pct.	Residence on January 1 <sup>st</sup> (Street and Number)	Pct.
1	Mary Margaret Rourke	206 High St Gfld		206 High St	
2	Stephen Rourke	206 High St Gfld		206 High St	
3	Larry B. Tichenor	198 High St Gfld		198 High St	
4	Stephen B. Tichenor	198 High St Gfld		198 High St	
5	Myrtle Street	15 Myrtle St		15 Myrtle St	
6	Myrtle Street	15 Myrtle St		15 Myrtle St	
7					
8					
9					
10					
11					
12					
13					
14					
15					

**CERTIFICATION OF SIGNATURES**  
**Greenfield**  
city or town, month and day

We certify that \_\_\_\_\_

(number of names certified - words & numbers) \_\_\_\_\_

Above signatures checked are names of qualified voters from this town or city

Registrars of Voters  
Town of Greenfield, Franklin County

2020 AUG 24 PM 4:11



Roxann Wedegartner  
Mayor

City of  
**GREENFIELD, MASSACHUSETTS**

**PLANNING AND DEVELOPMENT**

**PLANNING BOARD**

City Hall • 14 Court Square • Greenfield, MA 01301  
Phone 413-772-1549 • [eric.twarog@greenfield-ma.gov](mailto:eric.twarog@greenfield-ma.gov) • [www.greenfield-ma.gov](http://www.greenfield-ma.gov)

**TO:** Ashli Stempel, City Council President  
Members of the Greenfield City Council

**FROM:** Charles Roberts, Chairman, Planning Board

**DATE:** November 3, 2020

**RE:** Planning Board recommendation on the proposed amendments to Section 200-7.18, Accessory dwelling units, of the Zoning Ordinance initiated by Citizen Petition (Al Norman).


---

At its October 29, 2020 meeting, the Planning Board, after careful consideration and deliberation, took the following votes relative to the proposed zoning amendments to Section 200-7.18, Accessory Dwelling Units, of the Zoning Ordinance initiated by Citizen Petition (Al Norman):

**MOTION:** Moved by Touloumtzis, seconded by Roberts, and voted 4:0:1 (Allen abstained) to forward a positive recommendation to the City Council on the proposed amendment to Section 200-7.18, Accessory Dwelling Units, of the Zoning Ordinance initiated by citizen petition (Al Norman) to require a special permit from the Planning Board for detached Accessory Dwelling Units.

**MOTION:** Moved by Touloumtzis, seconded by Roberts, and voted 4:0:1 (Allen abstained) to forward a negative recommendation to the City Council on the proposed amendment to Section 200-7.18, Accessory Dwelling Units, of the Zoning Ordinance initiated by citizen petition (Al Norman) to require 0.75 acres of land area for detached Accessory Dwelling Units.

Respectfully submitted,  
Charles Roberts  
Chairman, Planning Board



*The City of Greenfield is an Affirmative Action/Equal Opportunity Employer,  
a designated Green Community and a recipient of the "Leading by Example" Award*

# **CITY COUNCIL ORDER**

## **City of GREENFIELD**

### **MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

*The City Council,*

*Moved that it be ordered,*

THAT THE CITY COUNCIL OF GREENFIELD AMEND ZONING ORDINANCE, CHAPTER 200, SECTION 6.1: NONCONFORMING USES; SUBSECTION B: RESTORATION OR RECONSTRUCTION, (1) & (2), AS INDICATED ON THE STRIKE DRAFT BELOW:

**~ 200-6.1. Nonconforming uses.**

**B. Restoration or reconstruction.**

(1) In the event that a nonconforming building is destroyed by fire, *explosion* or other *natural* cause, *or is in a state of disrepair and dilapidated*, the same may be reconstructed or repaired on the same location for the same use or a conforming use, provided the new building is at least equal in appearance and character to the original structure.

(2) Restoration or reconstruction due to fire, explosion or other *natural* cause, must be undertaken within one (1) year of the date damage is inflicted unless, upon application to the Board of Appeals, the owner can show that restoration within the time limit is ~~impossible~~ *impracticable*, in which case extension of time may be granted.

AND FURTHER AMENDS THE TABLE OF CONTENTS AND INDEX OF THE CODE. AND FURTHER THAT NONSUBSTANTIVE CHANGES TO THE NUMBERING OF THE ORDINANCE BE PERMITTED IN ORDER THAT IT BE IN COMPLIANCE WITH THE NUMBERING FORMAT OF THE CODE OF THE CITY OF GREENFIELD.

Two/Thirds (2/3) Vote Required (9)

Vote:

Explanation of supporting rationale:

A legal opinion was obtained from legal counsel on whether the existing language "other cause" includes non-maintained and/or dilapidated buildings. The answer was no, it only includes restoration or reconstruction due to fire, explosion or other natural causes as written. The purpose of this amendment is to provide clarity and to allow property owners to renovate existing legal nonconforming buildings that are in a state of disrepair and dilapidated.





Roxann Wedegartner  
Mayor

City of  
**GREENFIELD, MASSACHUSETTS**

**PLANNING AND DEVELOPMENT**

**PLANNING BOARD**

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Phone 413-772-1549 • [eric.twarog@greenfield-ma.gov](mailto:eric.twarog@greenfield-ma.gov) • [www.greenfield-ma.gov](http://www.greenfield-ma.gov)

**TO:** Ashli Stempel, City Council President  
Members of the Greenfield City Council

**FROM:** Charles Roberts, Chairman, Planning Board

**DATE:** September 4, 2020

**RE:** Planning Board Initiation of Proposed Amendments to Section 200-6.1,  
Nonconforming Uses, of the Zoning Ordinance


---

At its September 3, 2020 meeting, the Planning Board, after careful consideration and deliberation, took the following vote to initiate the attached proposed zoning amendment:

**MOTION:** Moved by Toulountzis; seconded by Pottern; and voted 5:0:0 to forward the proposed zoning amendments to Section 200-6.1, Nonconforming Uses; to the City Council to initiate the zoning amendment process.

Respectfully submitted,  
Charles Roberts  
Chairman, Planning Board

Attachments – Proposed Zoning Amendment



*The City of Greenfield is an Affirmative Action/Equal Opportunity Employer,  
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**PROPOSED ZONING AMENDMENT TO THE GREENFIELD ZONING ORDINANCE**  
**September 3, 2020**

Note: Text with a ~~strike through~~ is text to be deleted, *black italic* text is newly proposed text.

Amend Section 200-6.1(B1) – Nonconforming uses of the Zoning Ordinance by so that it reads as follows:

**~ 200-6.1. Nonconforming uses.**

- A. Continuance. The lawful use of any structure or land existing at the time of the enactment or subsequent amendment of this ordinance may be continued although such structure or use does not conform with the provisions of this ordinance, subject to the following conditions and exceptions.
- B. Restoration or reconstruction.
- (1) In the event that a nonconforming building is destroyed by fire, *explosion* or other *natural* cause, *or is in a state of disrepair and dilapidated*, the same may be reconstructed or repaired on the same location for the same use or a conforming use, provided the new building is at least equal in appearance and character to the original structure.
- (2) Restoration or reconstruction due to fire, explosion or other *natural* cause, must be undertaken within one (1) year of the date damage is inflicted unless, upon application to the Board of Appeals, the owner can show that restoration within the time limit is ~~impossible~~ *impracticable*, in which case extension of time may be granted.

**Explanation of Proposed Amendment**

A legal opinion was obtained from legal counsel on whether the existing language “other cause” includes non-maintained and/or dilapidated buildings. The answer was no, it only includes restoration or reconstruction due to fire, explosion or other natural causes as written. The purpose of this amendment is to provide clarity and to allow property owners to renovate existing legal nonconforming buildings that are in a state of disrepair and dilapidated.



**Roxann Wedegartner**  
Mayor

City of  
**GREENFIELD, MASSACHUSETTS**

**PLANNING AND DEVELOPMENT**

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**TO:** Ashli Stempel, City Council President  
Members of the Greenfield City Council

**FROM:** Charles Roberts, Chairman, Planning Board

**DATE:** November 3, 2020

**RE:** Planning Board recommendation to the City Council on the proposed amendments to Section 200-6.1., Nonconforming Uses, of the Zoning Ordinance.

---

At its October 29, 2020 meeting, the Planning Board, after careful consideration and deliberation, took the following vote relative to the proposed zoning amendments to Section 200-6.1., Nonconforming Uses, of the Zoning Ordinance:

**MOTION:** Moved by Toulountzis, seconded by Maloni, and voted 4:0:1 (Allen abstained) to forward a positive recommendation to the City Council on the proposed amendments to Section 200-6.1. Nonconforming Uses, of the Zoning Ordinance.

Respectfully submitted,  
Charles Roberts  
Chairman, Planning Board

A large, dark, handwritten signature, likely of Charles Roberts, is written over a horizontal line.

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a designated Green Community and a recipient of the "Leading by Example" Award*

***CITY COUNCIL ORDER***  
***City of GREENFIELD***  
**MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

*The City Council,*

*Moved that it be ordered,*

THAT THE GREENFIELD CITY COUNCIL, PURSUANT TO CHARTER SECTION 2-10, AFFIRMS THE FOLLOWING APPOINTMENT BY THE MAYOR TO THE PLANNING BOARD: EMILY EASH, FOR A THREE YEAR TERM TO EXPIRE JUNE 30, 2023.

Majority Vote Required.

VOTE:

Explanation of supporting rationale: Charter Section 2-10 does not call for a formal vote to accept the appointees but does say that “at least nine (9) members shall be necessary to reject an appointment proposed by the Mayor”



City of  
**GREENFIELD, MASSACHUSETTS**



**OFFICE OF THE MAYOR**

**ROXANN WEDEGARTNER**

**Mayor**

City Hall • 14 Court Square • Greenfield, MA 01301  
Phone 413-772-1560 • Fax 413-772-1519  
Mayor@greenfield-ma.gov • www.greenfield-ma.gov

**MEMO**

**TO: Ashli Stempel, City Council President**

**FROM: Mayor Roxann Wedegartner**

**DATE: October 27, 2020**

**RE: Appointments to City Boards and Commissions – November, 2020**

I submit the following name to be appointed to the Greenfield Planning Board as a full member in order to fill a current vacancy in that position.

- Planning Board – Emily Eash – June, 2023

Mayor Roxann Wedegartner

Emily Eash

46 Kenwood St Greenfield, MA

01301

(413)-333-1003 | eeash01@saintmarys.edu

---

## **EDUCATION**

**Western New England University School of Law, Springfield, MA**

Juris Doctorate, Business Law Concentration

GPA: 3.39 Sitting for MA Bar July 2019

Advanced Courses: Income Tax I & II, LLM Estate Tax, LLM Federal Wealth Transfer, Advanced Estate Planning, Negotiation and Mediation, Products Liability, Healthcare Quality and Liability,

Honors: Law Student Tax Challenge National Finalist 2<sup>nd</sup> Place, Cali A Award Conveyancing Land Law and Criminal Law, Recipient of Academic Merit Scholarship

Activities: Tax Research Assistant for Professor Royal, Board Member of Faculty Selection Committee

**Saint Mary's College, Notre Dame, IN**

Bachelors in English Literature, May 2015

Minors: English as Second Language, Intercultural Studies

Activities: Notre Dame Symphony Orchestra, Violin Honors. Yearlong study abroad in Seville, Spain.

Chairman of BAVO – Belles Against Violence Office.

*Worked 50 hours a week to help finance education.*

## **EXPERIENCE**

**Robinson Donovan, P.C.**

Springfield, MA

Estate Planning and Administration Attorney

December 2019 – Present

- Receive and complete estate administration and planning assignments from senior attorneys.
- Provide legal advice and representation to clients in administration proceedings.
- Research legal questions and cases for supervising attorneys.

**Community Legal Aid**

Springfield, MA

Student Attorney R 3:03

December 2018 – December 2019

- Work with qualified clients to resolve legal issues by filing answers and motions.
- Provide legal advice and representation to tenants in court proceedings.
- Research legal questions and cases for supervising attorneys.

**Baystate Health**

Springfield, MA

Risk Management Intern

July 2018 – December 2018

- Consulted with doctors and nurses to ensure policy and regulations are met.
- Investigated individual patient claims and cases.
- Educated personnel on relevant medical law and procedures.

**Citizens Bank**

Greenfield, MA

Personal Banker

February 2017 – November 2018

- Met and exceeded account and loan sales goals.
- Ensured clients understand all aspects of banking solutions and investments.
- Wrote reports on client satisfaction for upper management.

**Lake County Public Defender- Appellate Division**

Crown Point, IN

Law Clerk

August 2016 – December 2016

- Conducted legal research for multiple attorneys for misdemeanor and felony criminal cases.
- Processed briefs and paperwork in a timely, organized fashion.
- Prepared memoranda and preliminary files. Ordered transcripts, communicated with trial counsel.

**1st Source Bank Office of General Counsel**

South Bend, IN

Legal and Compliance Intern

June 2014-August 2015

- Tracked and processed subpoenas and garnishments.
  - Drafted letters for senior management.
-

- Oversaw preparation of board of directors meeting.
- Presented end result of policy and procedure updates at the board of directors meeting.

**LANGUAGES AND OTHER EXPERIENCE**

- Spanish Conversational
- **Greenfield Court Service Center Volunteer**
- 4-H Fair Champion Lemon Meringue Pie

***CITY COUNCIL ORDER***  
***City of GREENFIELD***  
**MASSACHUSETTS**

Councilor \_\_\_\_\_:  
Second by Councilor \_\_\_\_\_:

*The City Council,*  
*Moved that it be ordered,*

THAT THE GREENFIELD CITY COUNCIL, PURSUANT TO CHARTER SECTION 2-10,  
AFFIRMS THE FOLLOWING RE-APPOINTMENTS BY THE MAYOR FOR A THREE YEAR  
TERM TO EXPIRE JUNE 30, 2023:

KATHLEEN STRUB-RICHARDS, LOCAL CULTURAL COUNCIL  
BENTON COOK, HISTORICAL COMMISSION

Majority Vote Required.

VOTE:

Explanation of supporting rationale: Charter Section 2-10 does not call for a formal vote to accept the appointees but does say that “at least nine (9) members shall be necessary to reject an appointment proposed by the Mayor”





City of  
**GREENFIELD, MASSACHUSETTS**



**OFFICE OF THE MAYOR**  
**ROXANN WEDEGARTNER**

**Mayor**

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**MEMO**

**TO: Ashli Stempel, City Council President**

**FROM: Mayor Roxann Wedegartner**

**DATE: October 27, 2020**

**RE: Reappointments to City Boards and Commissions – November, 2020**

---

I submit the following names to be reappointed to the Local Cultural Council and to Historical Commission.

- Kathleen Strub-Richards, Local Cultural Council – June, 2023
- Benton Cook, Historical Commission – June 2023

Mayor Roxann Wedegartner



## **City Council – First Reading- November 18, 2020**

- Appropriate \$6,000,000 for the construction of a new Fire Station.

***CITY COUNCIL ORDER***  
***CITY of GREENFIELD***  
**MASSACHUSETTS**

Councilor \_\_\_\_\_ :  
Second by Councilor \_\_\_\_\_ :

***The City Council,***  
Upon recommendation of Mayor Wedegartner

**An Order**  
**For the Construction of a New Fire Station**

***Moved that it be ordered,***

An additional sum of \$6,000,000 be appropriated for the construction of a new Fire Station and to meet said appropriation transfer \$1,000,000 from Fund 1627 Bond Premium and the Treasurer, with the approval of the Mayor, is hereby authorized to borrow said sum of \$5,000,000, pursuant to Massachusetts General Laws, Chapter 44 or any other enabling statute, and further, the Mayor is authorized to take any action necessary to carry out the intent and purpose of this project;

And further, in accordance with M.G.L. c. 44, §20, the premium received by the City upon the sale of any bonds or notes hereunder, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to pay project costs and the amount authorized to be borrowed for the project shall be reduced by the amount of any such premium so applied.

Two-thirds (2/3) vote required.

Vote:

Explanation

\$10,000,000 was authorized in May 2020. Several factors including loss of a state earmark, purchase of land and the requirement of temporary housing have increased the required amount to construct the fire station.